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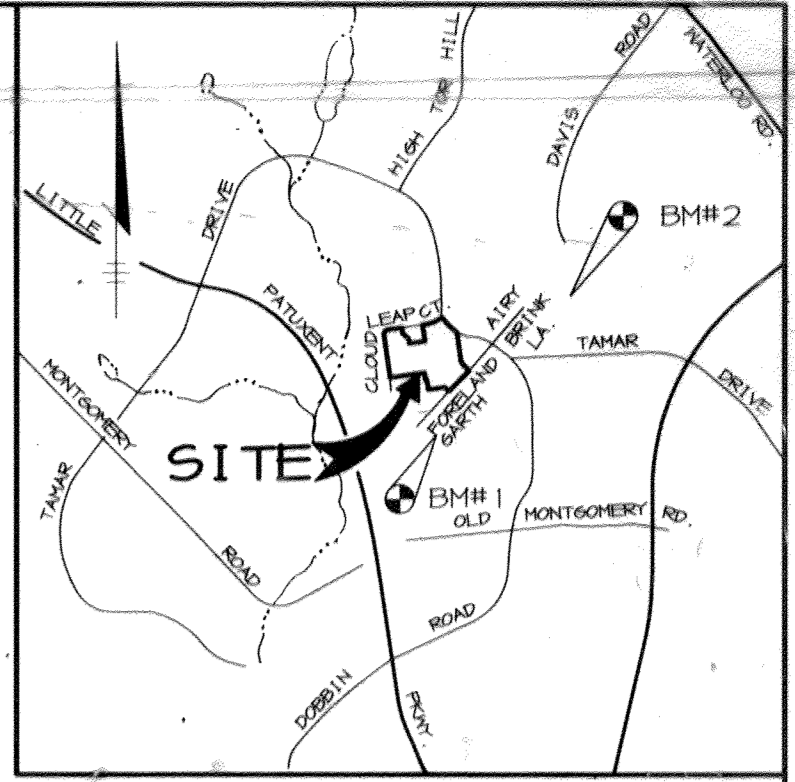
SITE DEVELOPMENT PLAN

LONG REACH VILLAGE CENTER EXPANSION

PARCELS B-1, D-1, E-1, & LOT 6

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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 PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY BEN DYER ASSOCIATES, INC. DATED NOVEMBER, 1992.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 36F1 AND 36C6 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 432-D-W&S.
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: LITTLE PATUXENT WWTP CONTRACT NO. 432-D-W&S.
- STORMWATER QUANTITY MANAGEMENT IS PROVIDED BY A PRIVATELY OWNED AND MAINTAINED DETENTION FACILITY.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE IS NO GEOTECHNICAL STUDY FOR THIS PROJECT.
- THE BOUNDARY INFORMATION FOR THIS PROJECT IS BASED ON A FIELD-RUN BOUNDARY SURVEY BY RIEMER MUEGGE & ASSOCIATES DATED MAY 30, 1996.
- SUBJECT PROPERTY ZONED NT PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S F-71-65C, SDP-72-9B, FDP-106-A, F-91-97, F-91-96, F-72-56c, F-81-C8, F-97-52.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS "C" AS SHOWN IN FIG. 11.4. VOLUME 1 OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T100.

PARKING PROVIDED

PARKING AREA 1 (OFF SITE CA LOT 3): 78 SP

PARKING AREA 2: 26 SP

PARKING AREA 3: 74 SP

PARKING AREA 4: 289 SP

PARKING AREA 5: 21 SP

PARKING AREA 6: 22 SP (17+5)

TOTAL: 406 SP

SITE ANALYSIS

AREA OF PARCELS:	
B-1	7.58 ACRES
D-1	0.48 ACRES
E-1	1.40 ACRES

PRESENT ZONING: NT
EXISTING USE: RETAIL CENTER
PROPOSED USE: RETAIL CENTER

NOTE: THE FINAL DEVELOPMENT PLAN PHASE 106-A FOR THIS PROJECT MEASURES RETAIL PARKING ACCORDING TO NET LEASEABLE AREA (NLA), EQUATING NLA TO SELLING SPACE AND APPLYING FACTORS TYPICAL TO RETAIL SELLING SPACE COMPARED TO TOTAL SPACE THE PARKING REQUIRED IS AS SHOWN:

BUILDING COVERAGE	REQUIRED PARKING
BUILDING A (SUPERMARKET)	53,718 SF @ 80% X 5 SP/1000 SF = 215 SP
BUILDING B, C, D (RETAIL)	34,365 SF @ 80% X 5 SP/1000 SF = 137 SP
BUILDING E (FAST FOOD SHARED COMPONENT)	1,989 SF @ 80% X 5 SP/1000 SF = 8 SP
BUILDING F (LIQUOR STORE)	3,470 SF @ 80% X 5 SP/1000 SF = 14 SP
SECOND STORY OFFICE SPACE	15,000 SF @ 1 SP/2 EMP X 1 EMP/200 SF = 38 SP
TOTALS	404 SP

GENERAL NOTES (CONTINUED)

- A SHARED PARKING AGREEMENT IS IN PLACE TO ALLOW CHURCH PARKING ON LOT 3 IN PARKING AREA 1.
- PARKING AREA 4 WILL BE SUBJECT TO A TEMPORARY PARKING LICENSE AGREEMENT. PERMANENT PARKING SUBJECT TO APPROVAL OF SDP-15-021 ON THE EAST SIDE OF FORELAND GARTH.
- PARKING AREA 2 IN LOT 6 OWNED BY CELEBRATION CHURCH TO ALLOW SHARED PARKING USE. ANY FUTURE SALE OF THE PROPERTY DURING THE PERIOD THE TEMPORARY PARKING LICENSE AGREEMENT REFERENCED IN NOTE 2 ABOVE IS IN EFFECT, SHOULD HAVE PROVISIONS FOR AN AGREEMENT THAT PARKING IS TO BE SHARED FOR FUTURE CHURCH USE POST SALE.



16 January '97

- OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE**
- 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 moved a minimum of two (2) times a year, once in June and once in September. Other side slopes, the bottom of the pond, and maintenance access should be moved as needed.
 - Debris and litter next to the outlet structure 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 when its accumulation significantly reduces the design storage, interfere with the function of the riser, when deemed necessary for aesthetic reasons, or when deemed necessary by the Howard County's Department of Public Works.

10/20/20
PLAY AREA ADDITION AND PARKING REVISIONS

ADDRESS CHART

PARCEL	STREET ADDRESS
B-1	8775 CLOUDLEAP COURT
D-1	6030 FORELAND GARTH
E-1	8795 CLOUDLEAP COURT

VILLAGE OF LONG REACH		SECT./AREA -	PARCELS
12409	12	36	B-1, D-1, E-1

*** SHARED PARKING TABULATION**

PARKING REQR. BEFORE ADJUSTMENT	WEEKDAY			WEEKEND		NIGHTTIME
	MORNING 6AM-8AM	MID-DAY 8AM-5PM	AFTERNOON 5PM-8PM	DAYTIME 6AM-6PM	EVENING 6PM-MID	MID-6AM
OFFICE/INDUSTRIAL 38 SPACES	31 SPACES	38 SPACES	38 SPACES	4 SPACES	2 SPACES	57
RETAIL 374 SPACES	207	207	207	107	2 SPACES	57
FAST FOOD 118	209	264	264	318	242	13
TOTAL:	414 SPACES	477 SPACES	477 SPACES	349 SPACES	244 SPACES	29 SPACES

NOTE: TOTAL PARKING PROVIDED EXCLUDES EXISTING 26 PARKING SPACES WITHIN ADJACENT LOT 6.

DAYCARE	100%	100%	100%	100%	5%	5%	5%
	17 SPACES	17 SPACES	17 SPACES	17 SPACES	1 SPACES	1 SPACES	1 SPACES

Professional Engineer Seal: J. Farrell, No. 20,200, State of Maryland, License No. 14446.

FOR REVISION # 5 ONLY 10/21/14

FOR REVISION # 7 ONLY 6/25/15

SAFeway SOUTH ELEVATION
BUILDING 'A' NO SCALE

DATE	NO.	REVISION
6-8-15	7	REVISE CHURCH USE TO RETAIL AND ADJUST PARKING TABULATION -FSH
02/23/11	8	ADDITION OF 5 PARKING SPACES TO LOT 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

J. Farrell 4/14/97 DATE
DIRECTOR

John P. ... 3/2/97 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

Cindy ... 4/24/97 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

9-24-14 5 REVISE SUPERMARKET USE TO CHURCH & UPDATE PARKING FSH
12-14-05 4 ADDITION TO STORE 'F' KGE
12-30-98 4 ADDITION TO STORE 'F'

OWNER / DEVELOPER: THE HOWARD RESEARCH AND DEVELOPMENT, CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044

PROJECT: LONG REACH VILLAGE CENTER EXPANSION

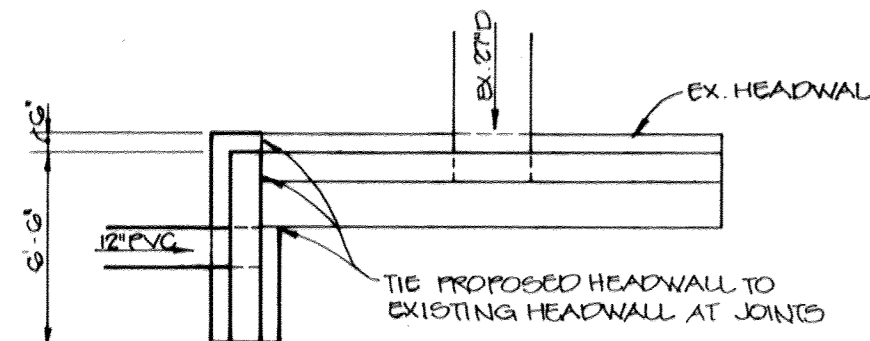
AREA: 6th ELECTION DISTRICT BLOCK 12 ZONED NT VILLAGE OF LONG REACH, S/1 A/5 PARCELS B-1, D-1, E-1 & LOT 6 HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

1.29.97 DATE
DESIGNED BY: GJR
DRAWN BY: RPP
PROJECT NO: 46E5100
DATE: JANUARY 29, 1997
SCALE: AS SHOWN
DRAWING NO. 1 OF 8

J. Farrell
JAYKANT D. PAREKH #19148

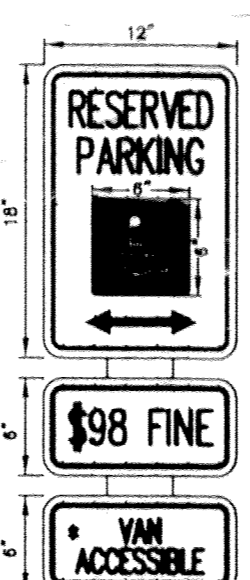
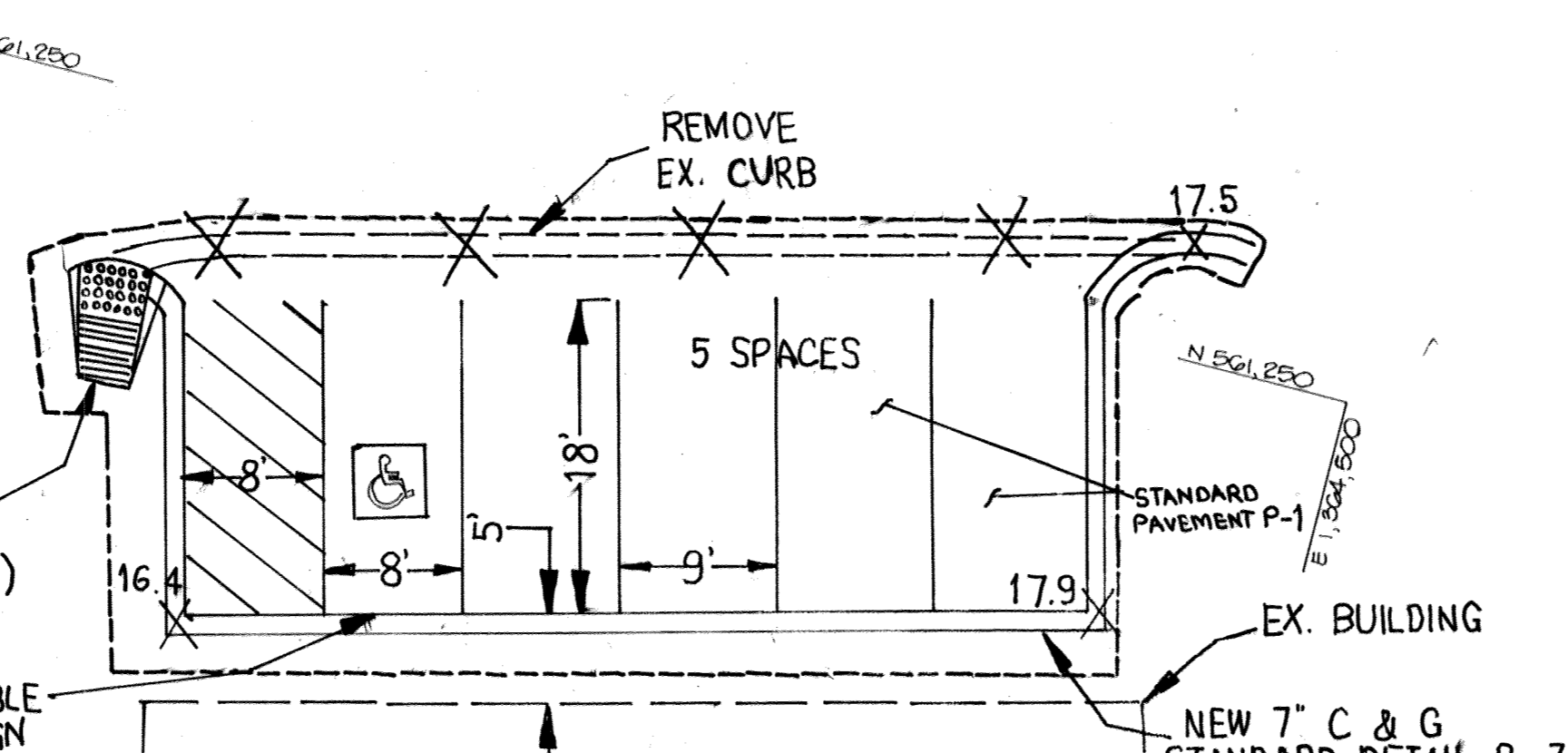


HEADWALL DETAIL
NO SCALE

HC RAMP MAX. SLOPE 1" IN 12" (CONFORMING TO HOWARD COUNTY STD. DETAIL R-4.04)

VAN ACCESSIBLE HANDICAP SIGN

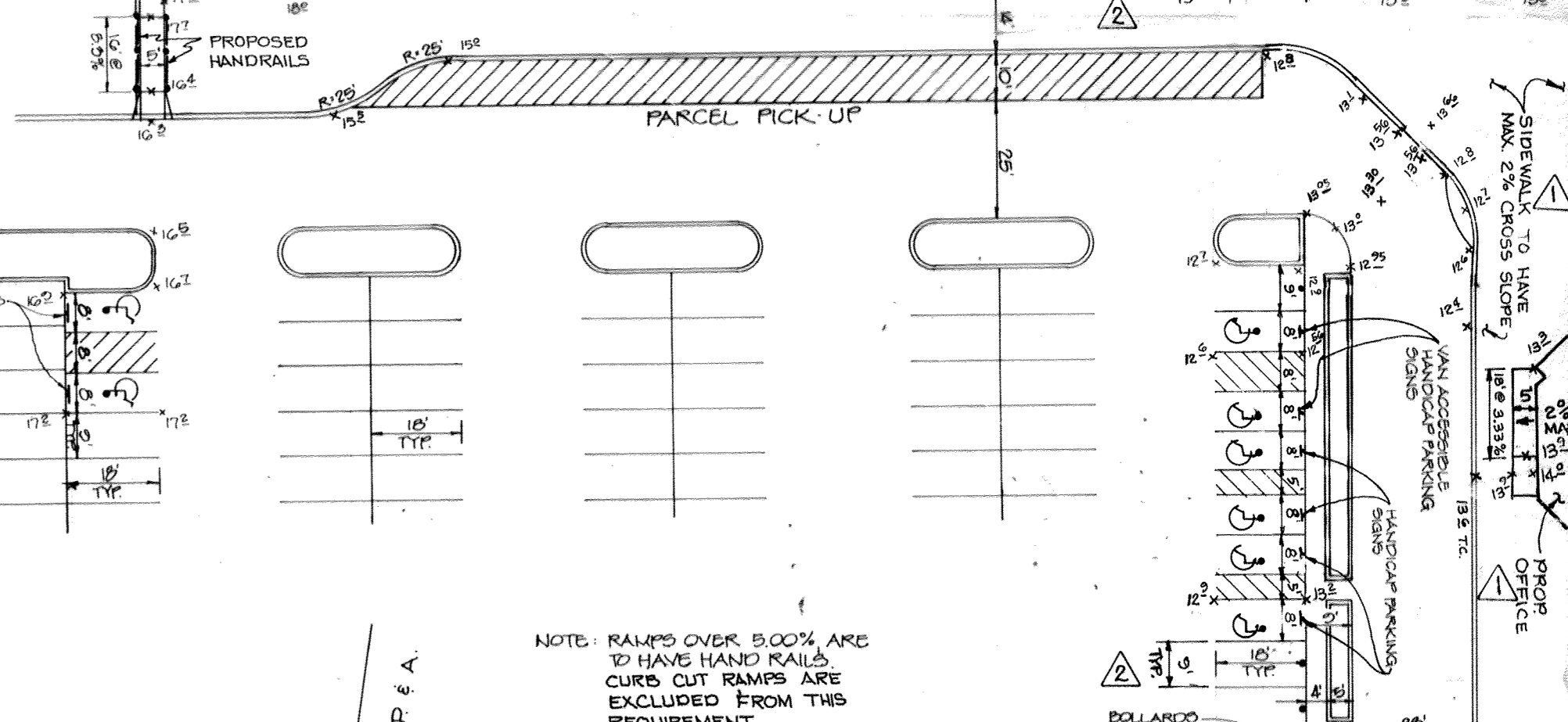
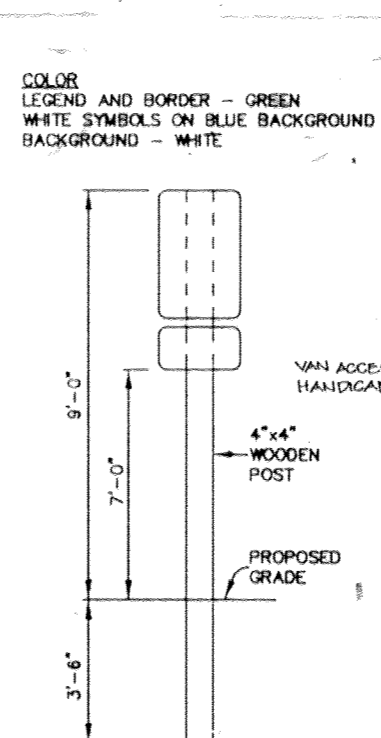
ADDITIONAL PARKING DETAIL - PARCEL D-1
SCALE - 1" = 10'



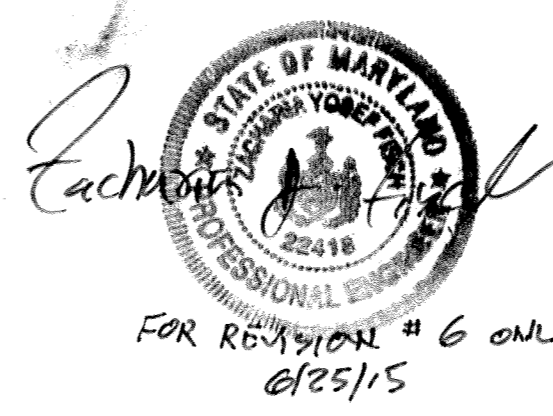
* FOR VAN ACCESSIBLE SPACES ONLY. SEE PLAN FOR LOCATION.

NOTE: DISTANCE FROM GROUND TO BOTTOM OF SIGN TO BE 7"

HANDICAP SIGN DETAIL
NO SCALE



HANDICAP PARKING AND ACCESS DETAIL
NO SCALE

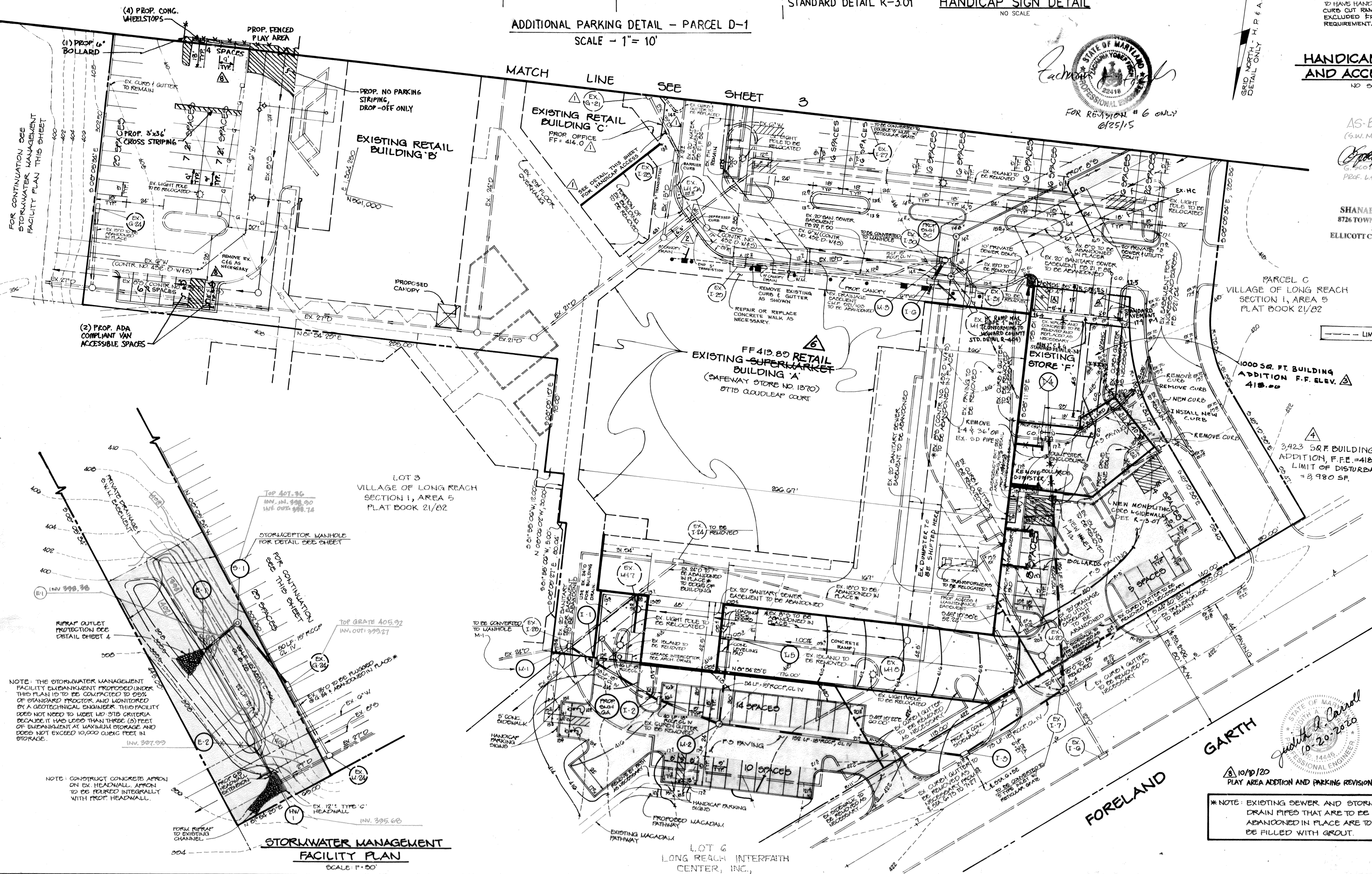


AS-BUILT (S.W.M. FAC. ONLY)
Shanaberger & Lane
6500 SHANBERGER BLVD
P.O. BOX 10840

SHANBERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MARYLAND 21043

DATE	NO.	BY	REVISION
02/23/15	15	PKH	REVISED APPROXIMATE TO RETAIL
12/14/05	14	KCE	ADDITION OF 5 PARKING SPACES TO LOT 6
			ADDITION TO STORE 'F'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 16 January 97



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph R. Rutter 4/14/97
DIRECTOR DATE

William D. ... 3/7/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Cindy ... 4/4/97
SHEET DIVISION OF LAND DEVELOPMENT DATE

12-31-78
3-10-90
11-12-97
DATE NO. REVISION

OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
1027B LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

PROJECT
LONG REACH VILLAGE CENTER EXPANSION

AREA TAX MAP 50 PARCELS D-1, D-1, D-1, LOT 6
VILLAGE OF LONG REACH, 5/1 A/B
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN

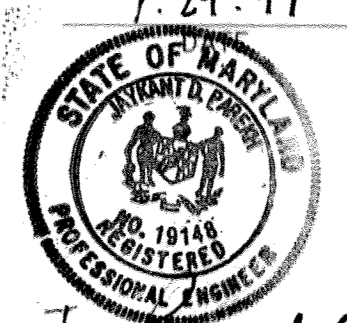
RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

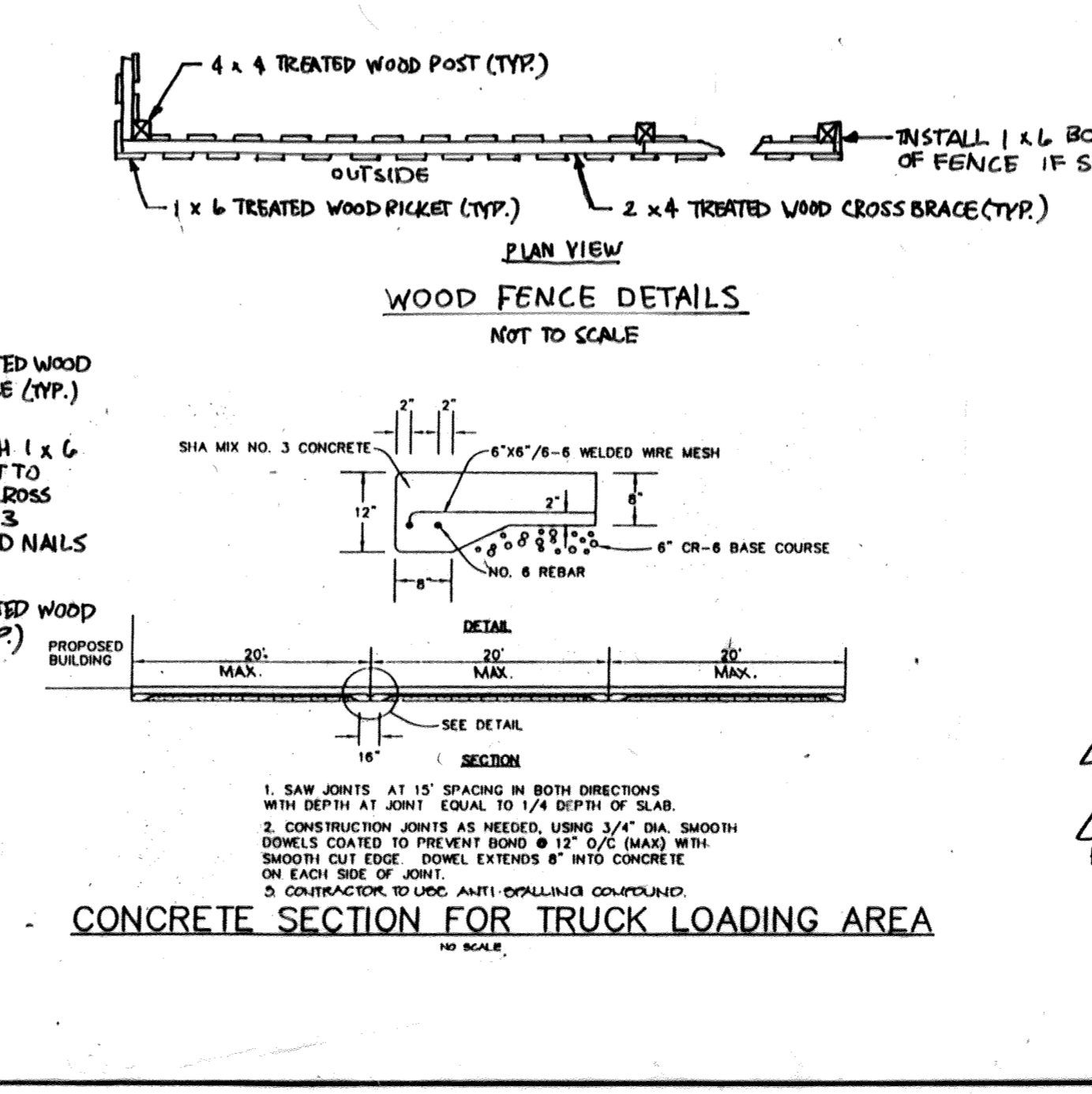
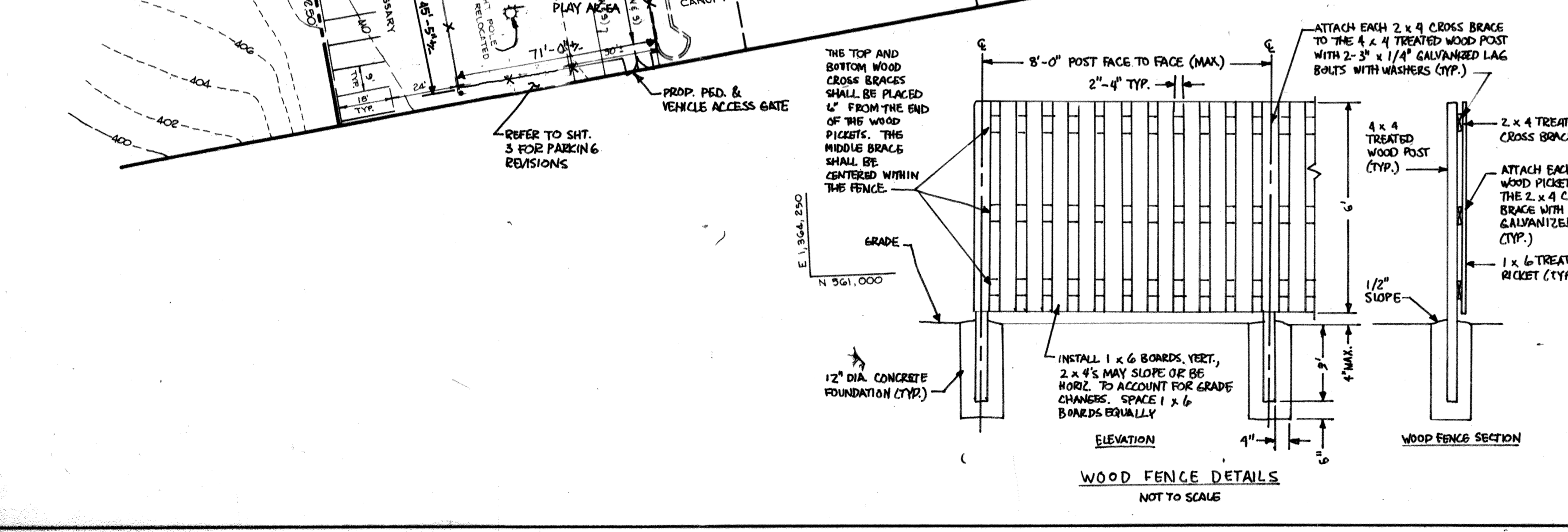
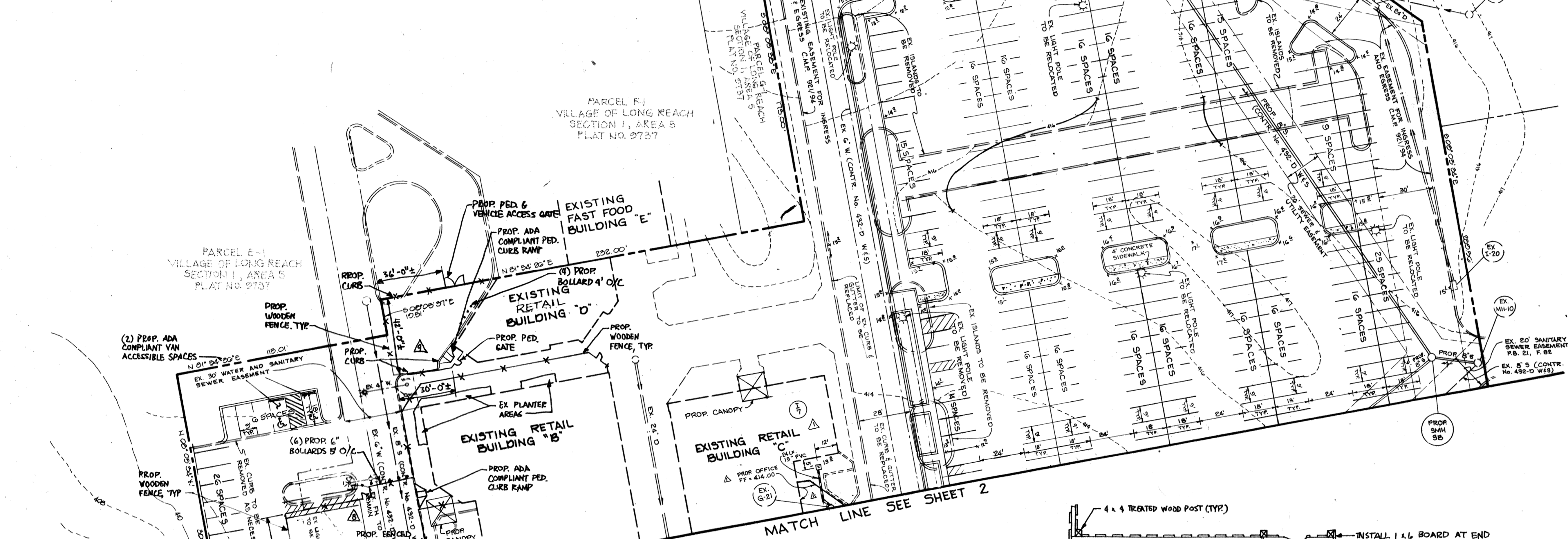
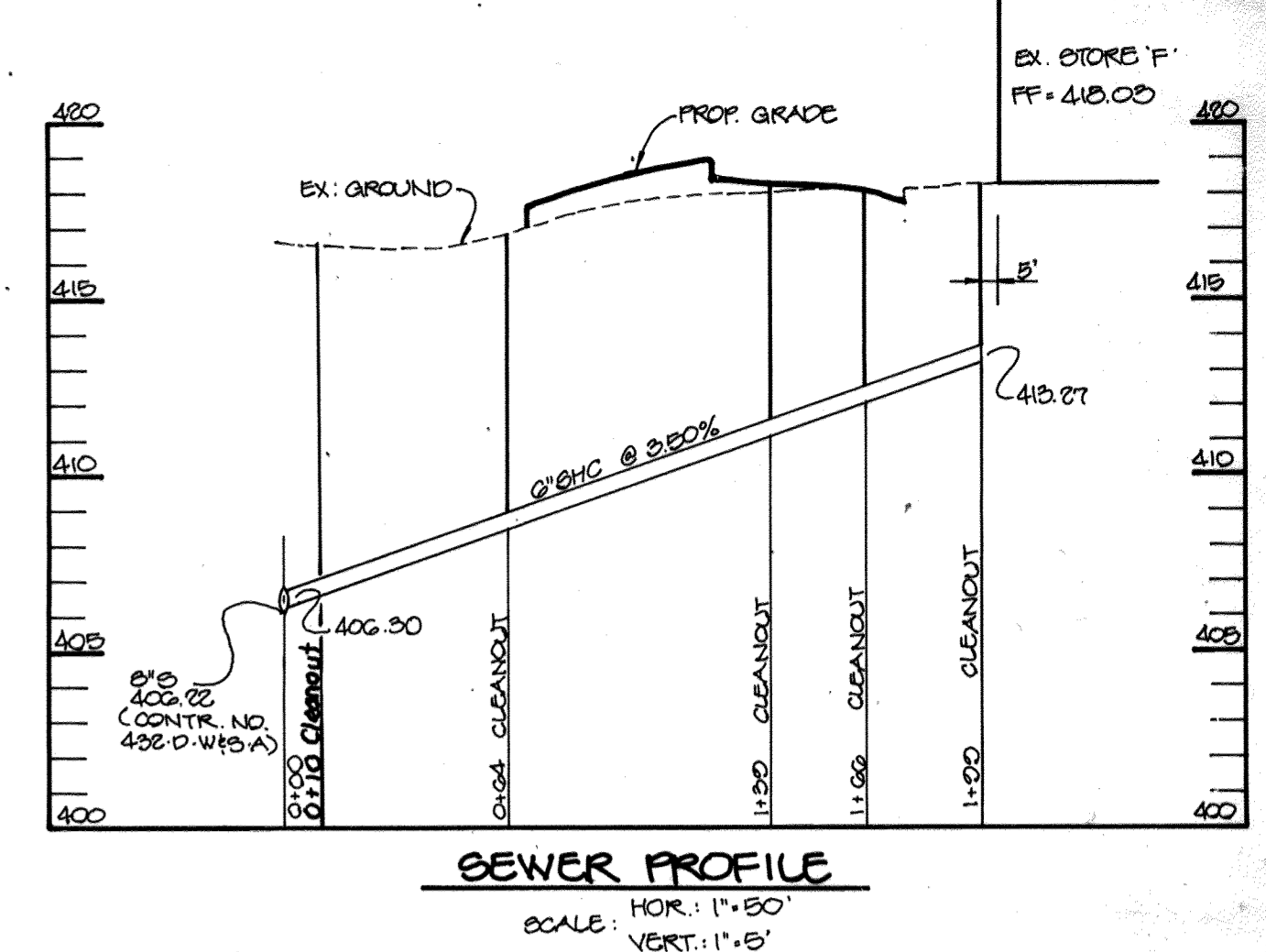
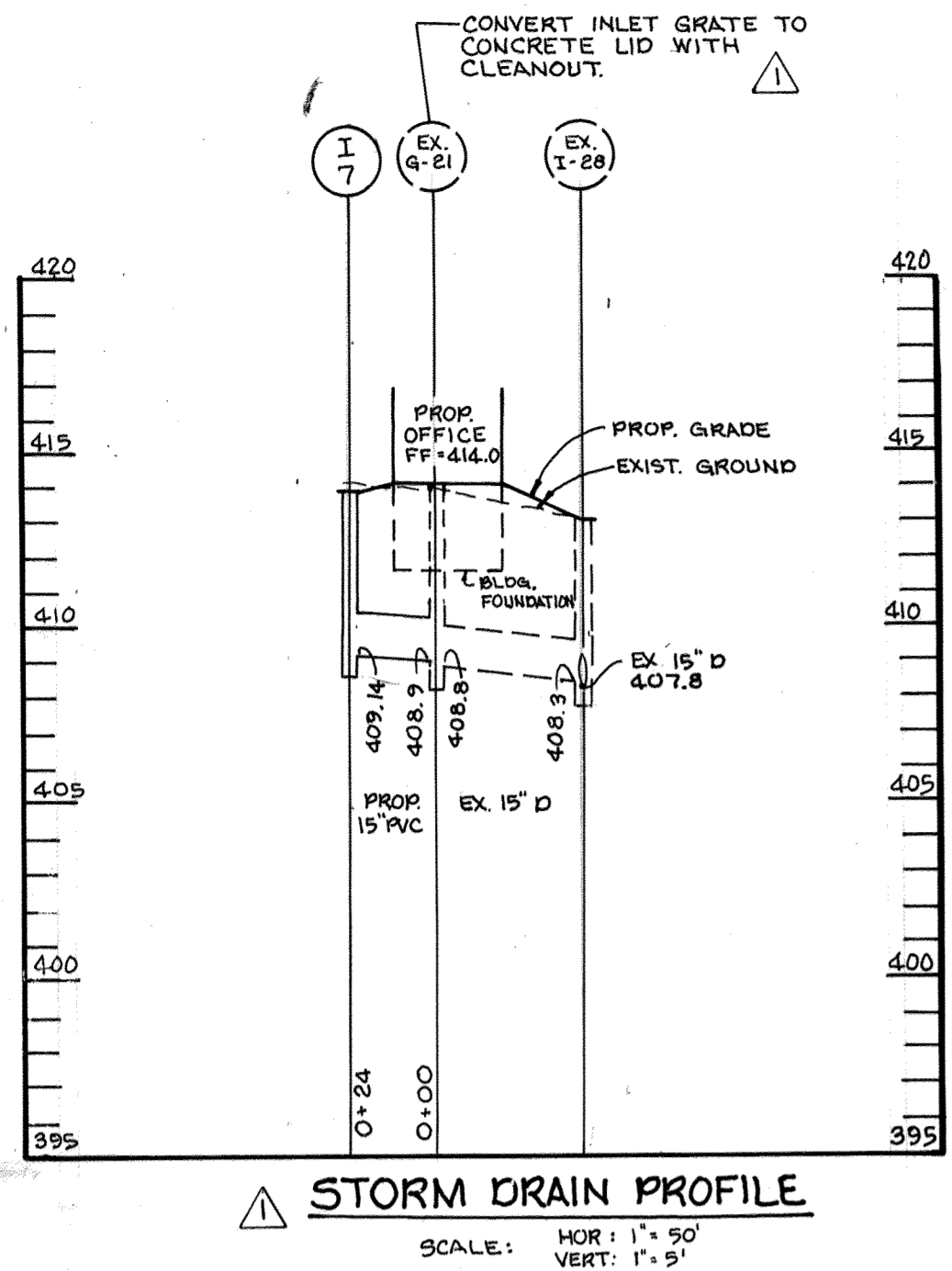
1.27.97
DESIGNED BY: CJR
DRAWN BY: WAD
PROJECT NO: 006 800
DATE: JANUARY 29, 1997
SCALE: 1" = 80'
DRAWING NO. 2 OF 6

JAYKANT D. PAREKH #19148

10/10/20
PLAY AREA ADDITION AND PARKING REVISIONS

* NOTE: EXISTING DRAIN AND STORM DRAIN PIPES THAT ARE TO BE ABANDONED IN PLACE ARE TO BE FILLED WITH GROUT.





APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 16 January '97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
DIRECTOR: *[Signature]* 4/18/97 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 5/1/97 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 4/14/97 DATE

DATE	NO.	REVISION
11-13-97	1	ISSUED PROP. OFFICE AREA; EXIST. & PROP. SD INLETS & PIPES; PROP. B'S & PROP. SD PROFILE.

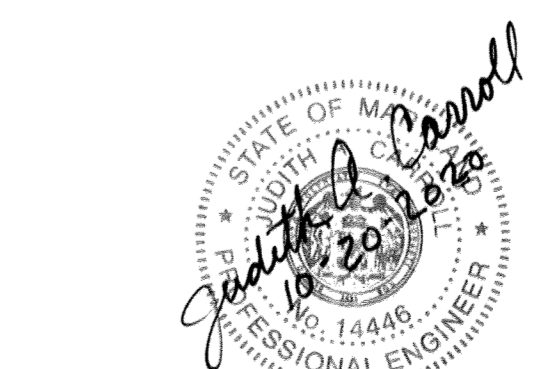
OWNER/DEVELOPER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE HOUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

PROJECT: **LONG REACH VILLAGE CENTER EXPANSION**
AREA: TAX MAP 3G PARCEL B-1, D-1, E-1 & LOT G
VILLAGE OF LONG REACH, 5/1 A/5
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

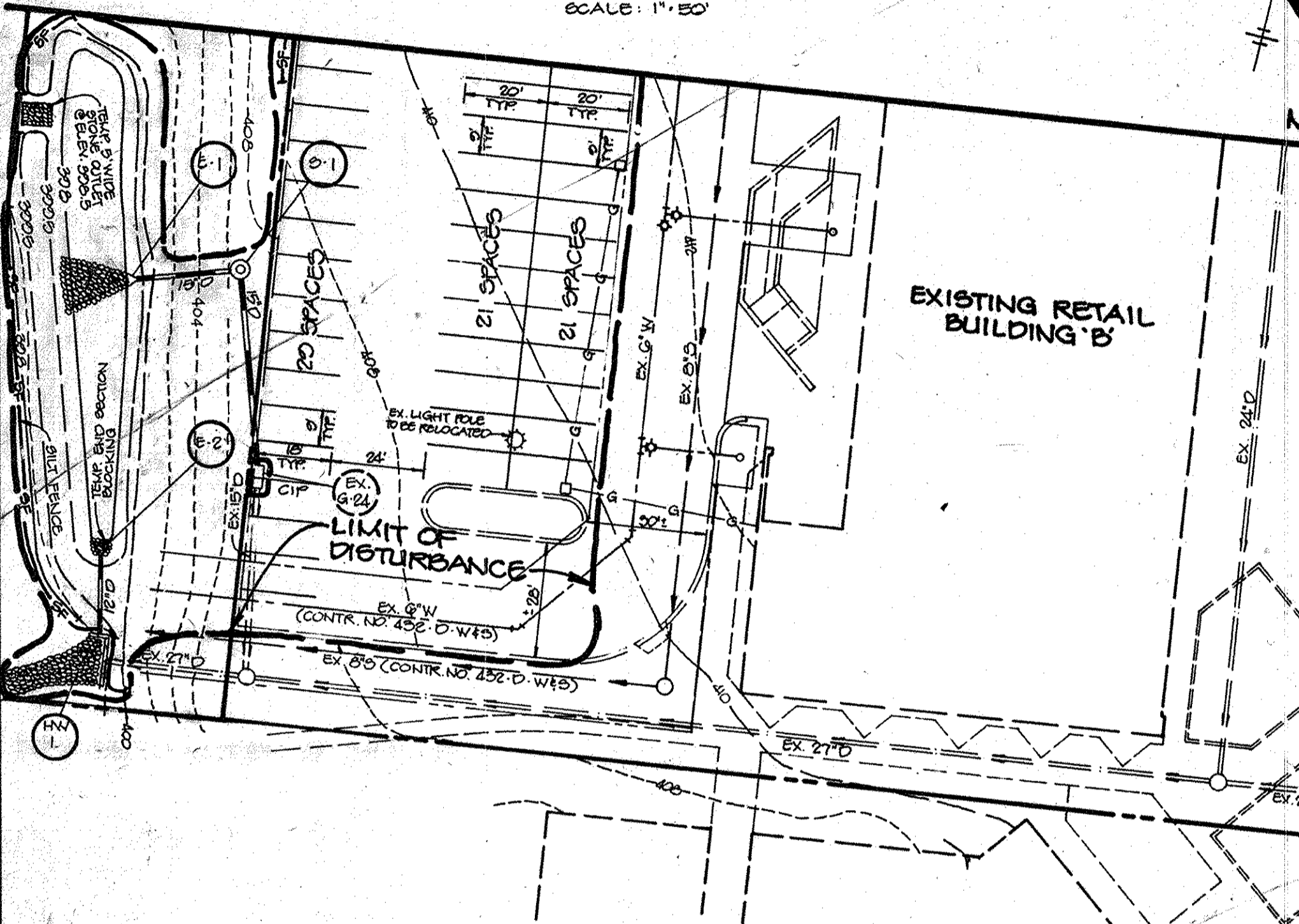
RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DESIGNED BY: CJR
DRAWN BY: MAD/RJC
PROJECT NO: 96E 5100
DATE: JANUARY 23, 1997
SCALE: 1" = 30'
DRAWING NO. 3 OF 8

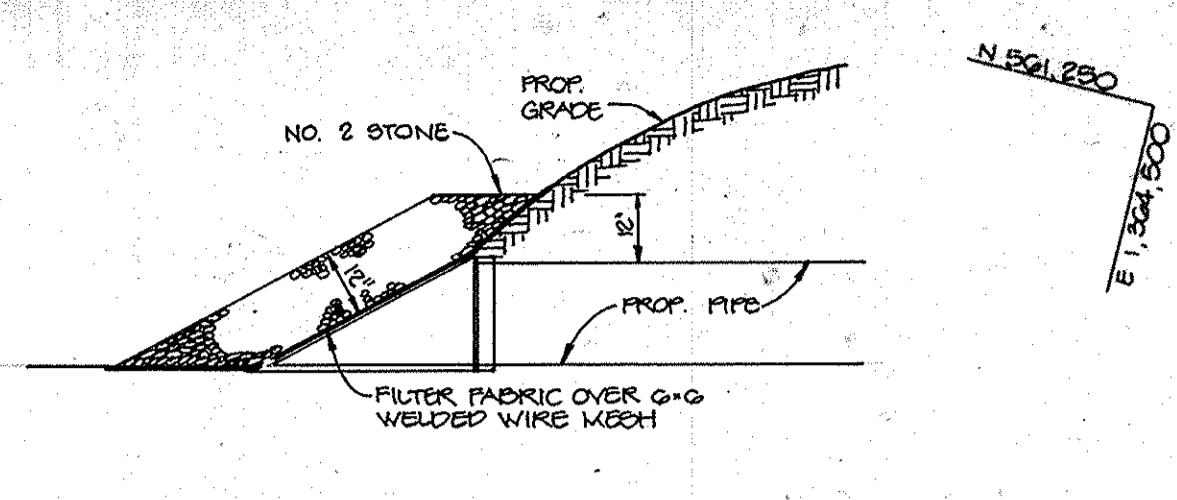


10/20/20 PLAY AREA ADDITION AND PARKING REVISIONS
3/26/21 FENCE ADDITION AND PARKING/CURB REVISIONS.

TEMPORARY TRUCK ACCESS PLAN
SCALE: 1" = 50'



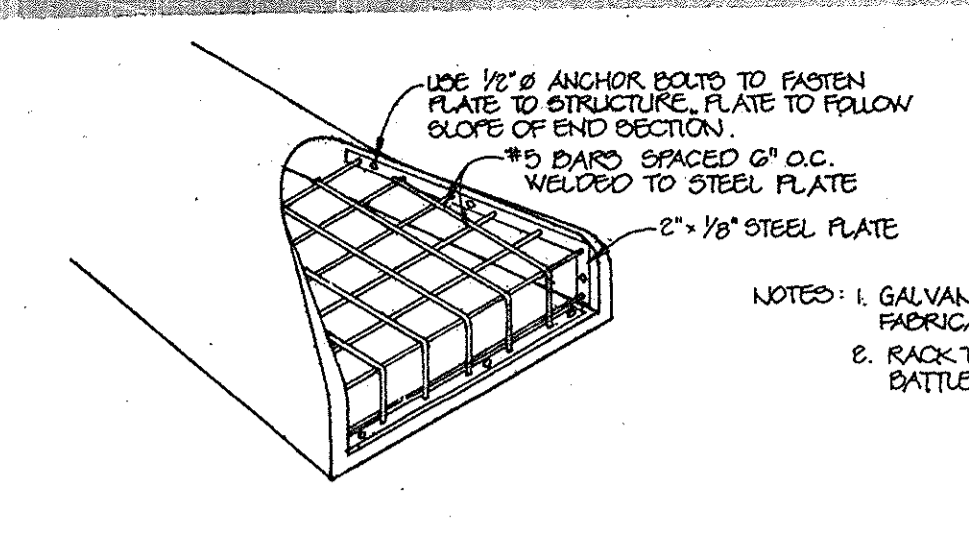
END SECTION BLOCKING FOR E-2
NO SCALE



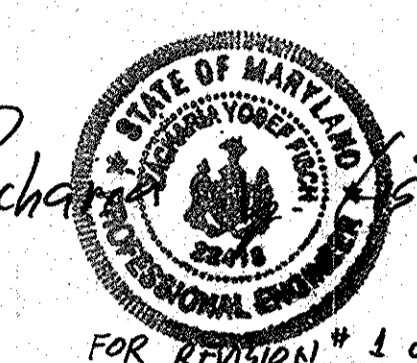
RIPRAP OUTLET PROTECTION
NO SCALE

STRUCTURE	STONE SIZE	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	24"	10'	14"	12"
HW-1	24"	25'	10"	12"

TRASH RACK FOR E-2
NO SCALE

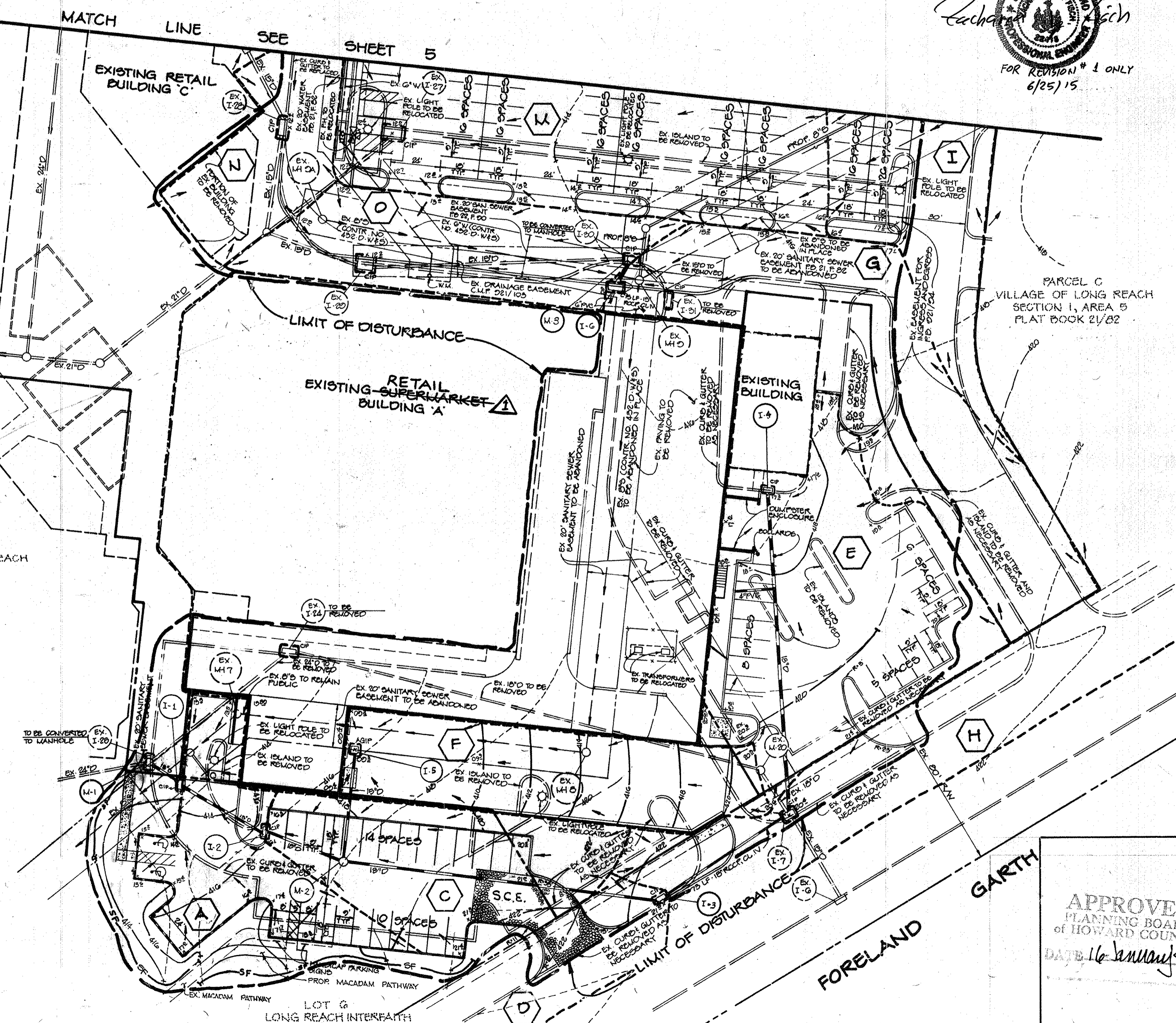


Cachan
FOR REVISION # 1 ONLY
6/25/15



- LEGEND**
- STABILIZED CONSTRUCTION ENTRANCE
 - LIMIT OF DISTURBANCE
 - SILT FENCE
 - CURB INLET PROTECTION (CIP) OR AT-GRADE INLET PROTECTION (AGIP)
 - DRAINAGE AREA DIVISION LINES

LOT 3
VILLAGE OF LONG REACH
SECTION 1, AREA 5
PLAT BOOK 21/82



- Sequence of Construction**
1. Obtain a grading permit. (2 days)
 2. Install stabilized construction entrance, inlet protection as needed, and silt fence. (5 days)
 3. Relocate utilities out of future Safetyway building pad area. (5 days)
 4. Install temporary truck access and begin modifications to existing building to create new temporary dock area. (5 days)
 5. Begin building expansion construction, maintaining pedestrian and truck access to existing facility. (3 weeks)
 6. Begin parking lot modifications. (3 days)
 7. Install stormwater facility including piping, end section blocking & stone outlet. (3 weeks)
 8. Install new curb and gutter and paving. (3 days)
 9. Modify fire hydrant locations. (3 days)
 10. Complete building construction including removal of existing building C, installation of sidewalks, parking, lighting, landscaping, and handicap access. (2 months)
 11. Stabilize disturbed areas in accordance with permanent seeding notes. Remove sediment controls upon approval of DILP sediment control inspector. (2 days)
 12. Upon approval of DILP inspector that SWSL area is stable, remove end section blocking at E-2, install trash rack, and remove stone outlet and stabilize in accordance with permanent seeding notes. (2 days)

NOTE: CONTRACTOR TO COORDINATE LOCATIONS OF STABILIZED CONSTRUCTION ENTRANCES WITH THE DILP SEDIMENT CONTROL INSPECTOR.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 16 January 1997

RIEMER MUEGG & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DESIGNED BY: CJR
DRAWN BY: MAD
PROJECT NO: 02E5100
DATE: JANUARY 29, 1997
SCALE: 1" = 30'
DRAWING NO. 4 OF 8

DATE	NO.	REVISION	BY
6-8-15	1	REVISE SUPERMARKET TO RETAIL.	FSH

DRAINAGE AREA CHART				
P.A.	AREA (AC.)	% IMPERVIOUS	C FACTOR	
A	1.1	0.14	20	0.81
C	1.2	0.20	70	0.68
D	1.3	0.17	71	0.68
E	1.4	0.26	70	0.73
F	1.5	0.20	100	0.81
G	1.6	0.35	80	0.74
H	EX 1.7	0.62	82	0.76
I	EX 1.8	0.28	88	
J	EX 1.21	0.68	84	
K	EX 1.22	0.10	80	
L	EX 1.23	0.60	85	
M	EX 1.24	0.25	82	
N	EX 1.25	0.24	100	
O	EX 1.26	0.19	100	

Concrete Stormceptor® Order Request Form

Contractor Information
 Name _____
 Address _____
 City _____
 State _____
 Zip Code _____
 Contact _____
 Phone _____
 Fax _____

Owner Information
 Name **HOWARD RESEARCH & DEVELOPMENT CORP.**
 Phone **(410) 997-8900**
 Fax _____

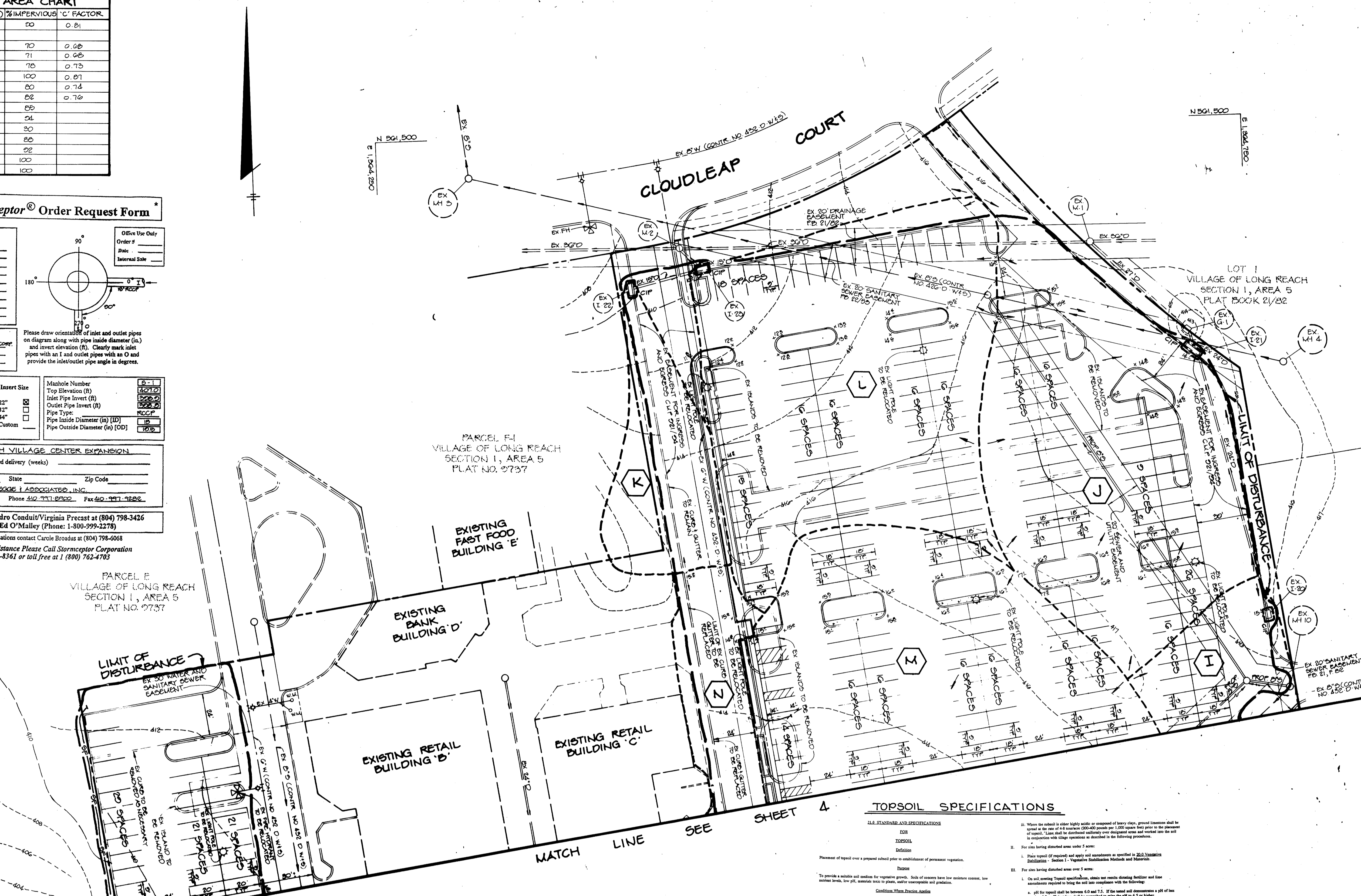
Stormceptor® Model
 900 3600
 1200 4800
 1800 6000
 2400 7200

Insert Size
 22" 24" 30" 36" 42" 48" 60" 72" Custom

Misshole Number
 Top Elevation (ft) _____
 Inlet Pipe Invert (ft) _____
 Outlet Pipe Invert (ft) _____
 Pipe Type _____
 Pipe Inside Diameter (in) (ID) _____
 Pipe Outside Diameter (in) (OD) _____

Project Name LONG REACH VILLAGE CENTER EXPANSION
 Approximate time frame until required delivery (weeks) _____
 Delivery Address: Street _____
 City _____ State _____ Zip Code _____
 Designer Company **RIEMER MUEGGE & ASSOCIATES, INC.**
 Designer Contact **CHERYL SUMMERS** Phone **410-997-8900** Fax **410-997-9282**

Please fax this sheet back to Hydro Conduit/Virginia Precast at (804) 798-3426
 Attn: Dave Brinson / Ed O'Malley (Phone: 1-800-999-2278)
 For credit information/applications contact Carol Brodus at (804) 798-0068
 For Technical Assistance Please Call Stormceptor Corporation
 at (301) 762-8361 or toll free at 1 (800) 762-4703



TOPSOIL SPECIFICATIONS

2.1. STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
 Topsoil: The uppermost layer of soil, which is the most fertile and productive. It is the layer of soil that is most susceptible to erosion and sedimentation.

2.2. PURPOSE
 The purpose of these specifications is to ensure that the topsoil used in the project meets the minimum requirements for fertility and productivity.

2.3. SCOPE
 These specifications apply to all areas where topsoil is to be used, including lawns, gardens, and other areas where vegetation is to be established.

2.4. REFERENCES
 The following references are included for information only and do not constitute a part of these specifications:
 - National Engineering Handbook, Section 11.0, "Soil Erosion and Sedimentation"
 - National Engineering Handbook, Section 11.1, "Vegetative Stabilization Methods and Materials"

2.5. GENERAL REQUIREMENTS
 a. The topsoil shall be a minimum of 6 inches deep and shall be free of rocks, stumps, and other debris.
 b. The topsoil shall be free of any toxic substances, including herbicides, pesticides, and other chemicals.
 c. The topsoil shall be free of any organic matter, including manure, compost, and other materials that may cause odor or attract animals.

2.6. TESTING AND ANALYSIS
 a. The topsoil shall be tested for pH, organic matter, and nutrient content.
 b. The topsoil shall be tested for the presence of any toxic substances, including herbicides, pesticides, and other chemicals.

2.7. DELIVERY AND STORAGE
 a. The topsoil shall be delivered to the project site in a clean and uncontaminated condition.
 b. The topsoil shall be stored in a clean and uncontaminated condition until it is used.

2.8. APPLICATION
 a. The topsoil shall be applied to the project site in a uniform layer of the specified depth.
 b. The topsoil shall be applied to the project site in a timely manner, before the start of construction.

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

J. Paerck 1/29/97
 DEVELOPER DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

J. Paerck 1/29/97
 ENGINEER DATE

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

Cheryl Summers 2/20/97
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Cheryl Summers 2/20/97
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James R. Potts 4/14/97
 DIRECTOR DATE

Cheryl Summers 2/20/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Cheryl Summers 4/14/97
 DIVISION OF LAND DEVELOPMENT JA DATE

DATE NO. _____ REVISION _____

OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

PROJECT
LONG REACH VILLAGE CENTER EXPANSION

AREA TAX MAP 26 PARCELS D1, D1E1 & LOT G
 VILLAGE OF LONG REACH, 5/1 A/B
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

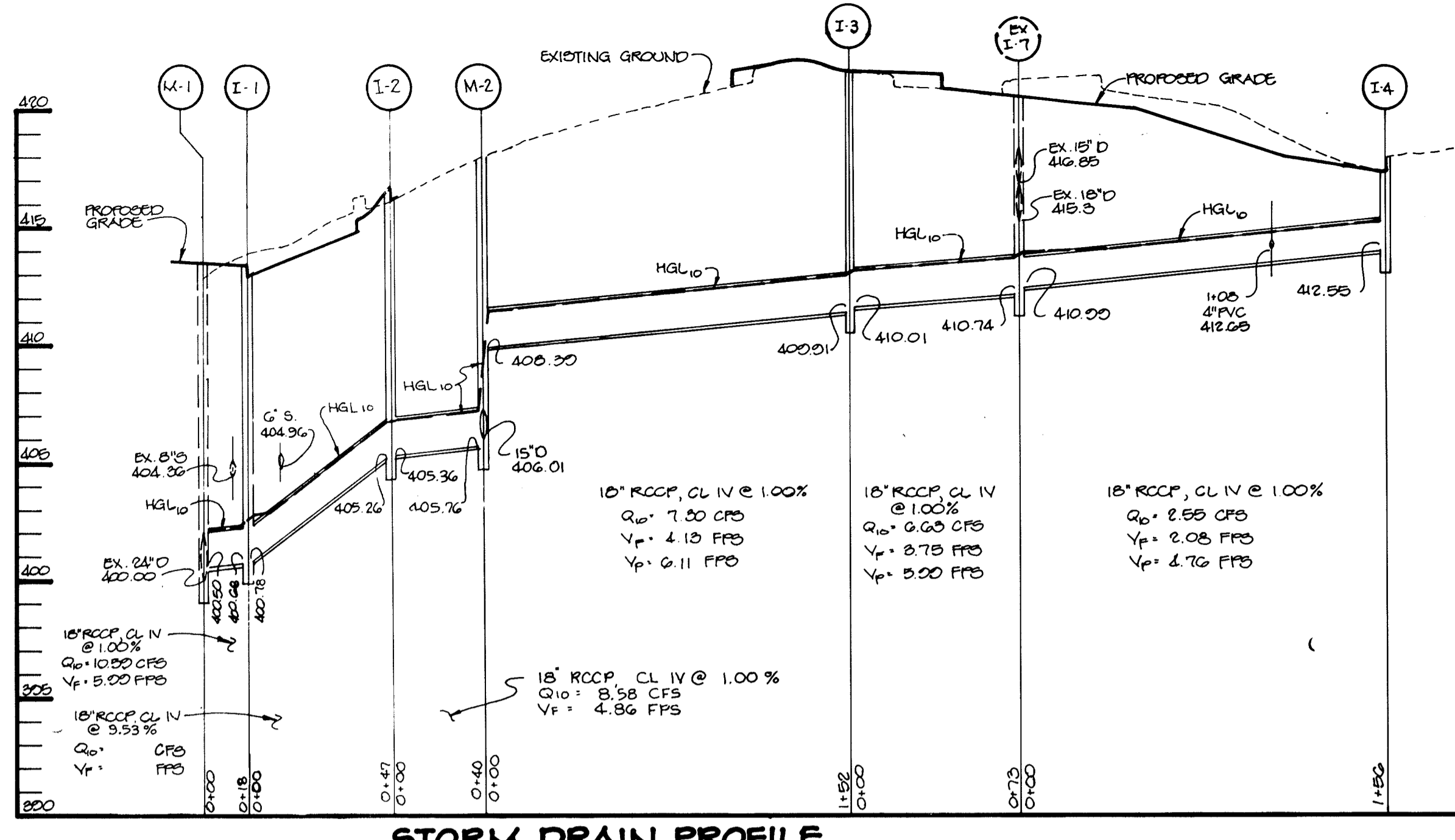
RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

DATE 1-29-97
 DESIGNED BY: CJR
 DRAWN BY: MAD
 PROJECT NO: 88 EB100
 DATE: JANUARY 29, 1997
 SCALE: 1" = 80'
 DRAWING NO. 5 OF 8

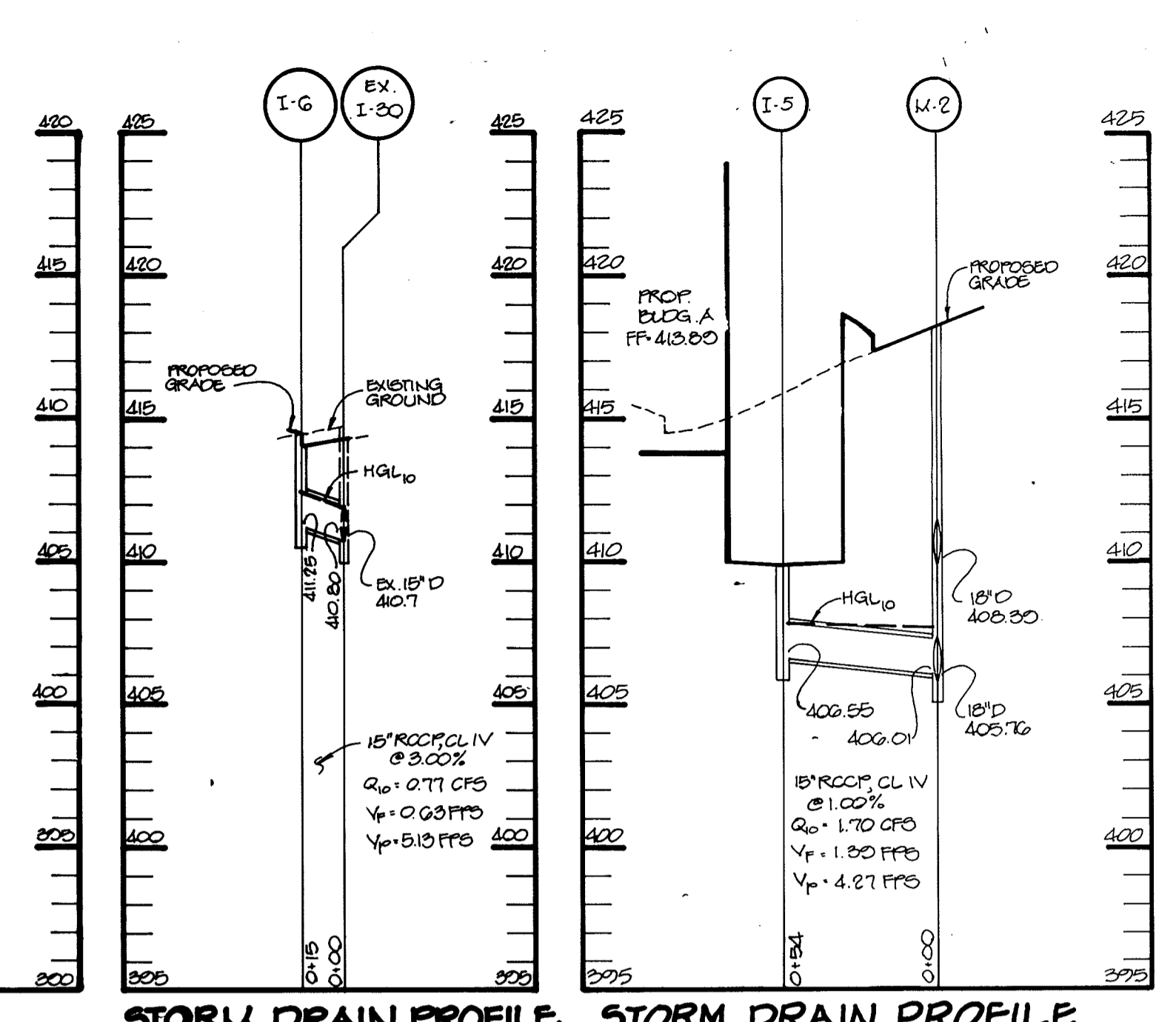
J. Paerck
 JAYKANT D. PAREKH #19148

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 16 January 97

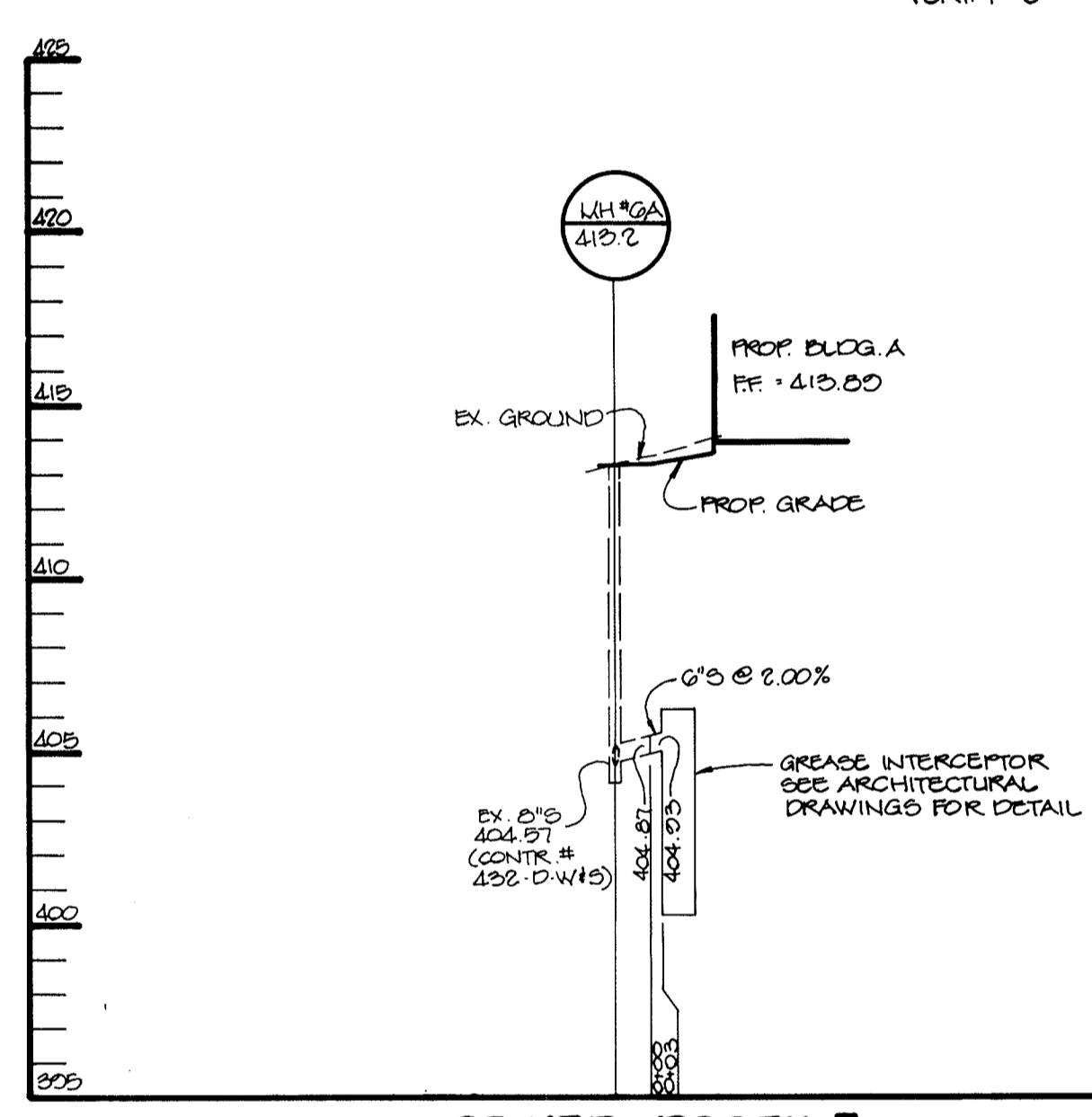




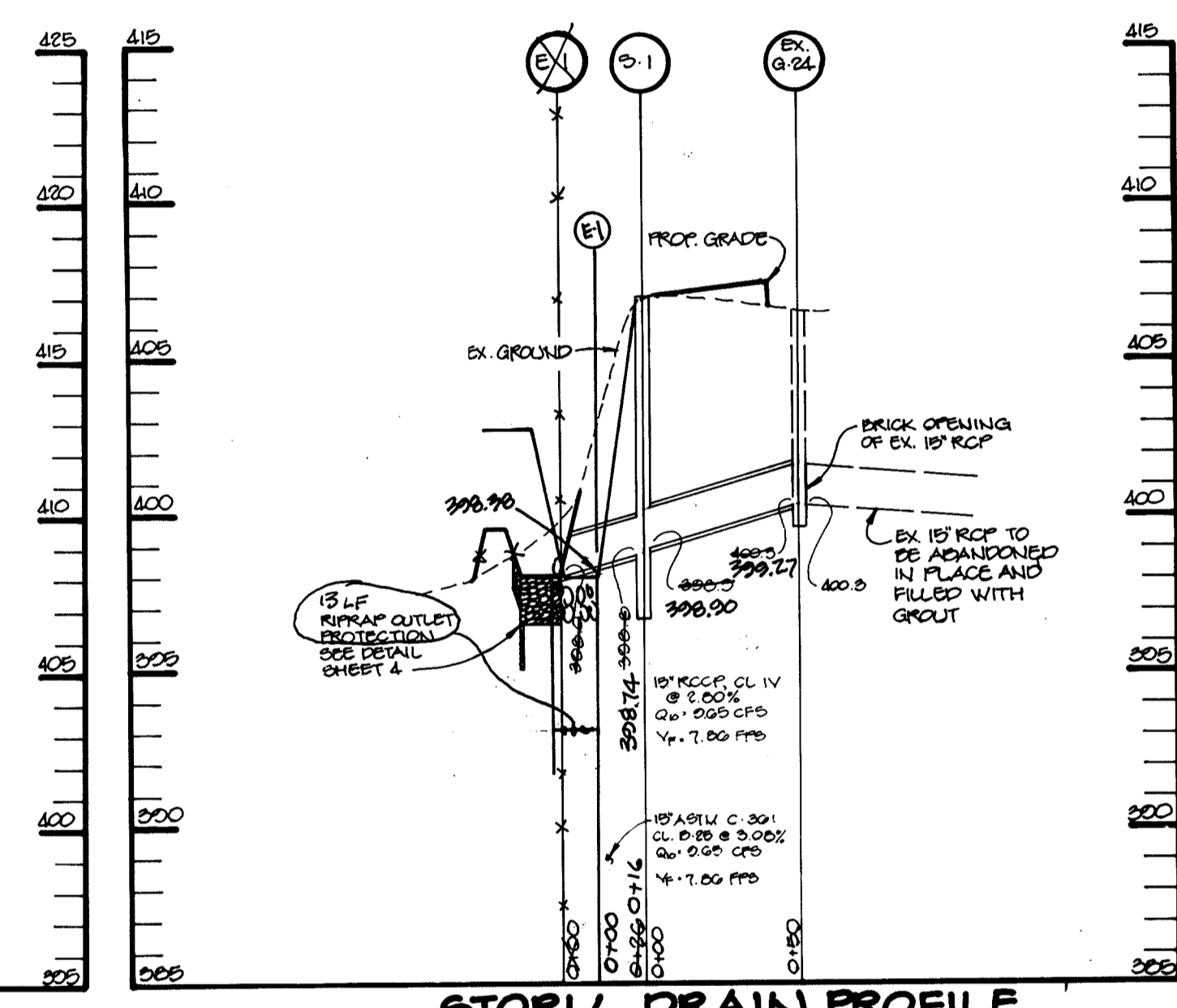
STORM DRAIN PROFILE
SCALE: HOR: 1"=50'
VERT: 1"=5'



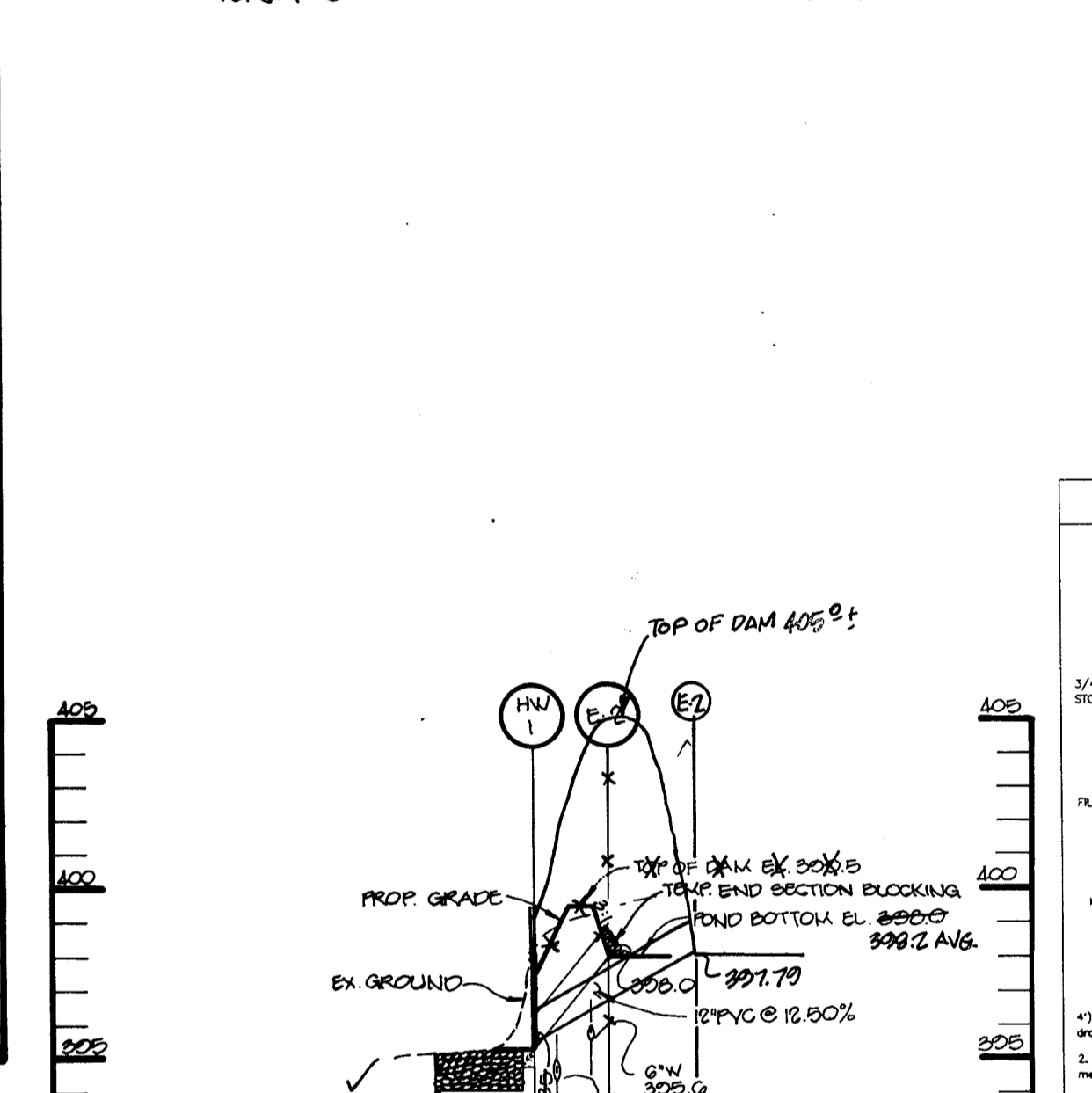
STORM DRAIN PROFILE
SCALE: HOR: 1"=50'
VERT: 1"=5'



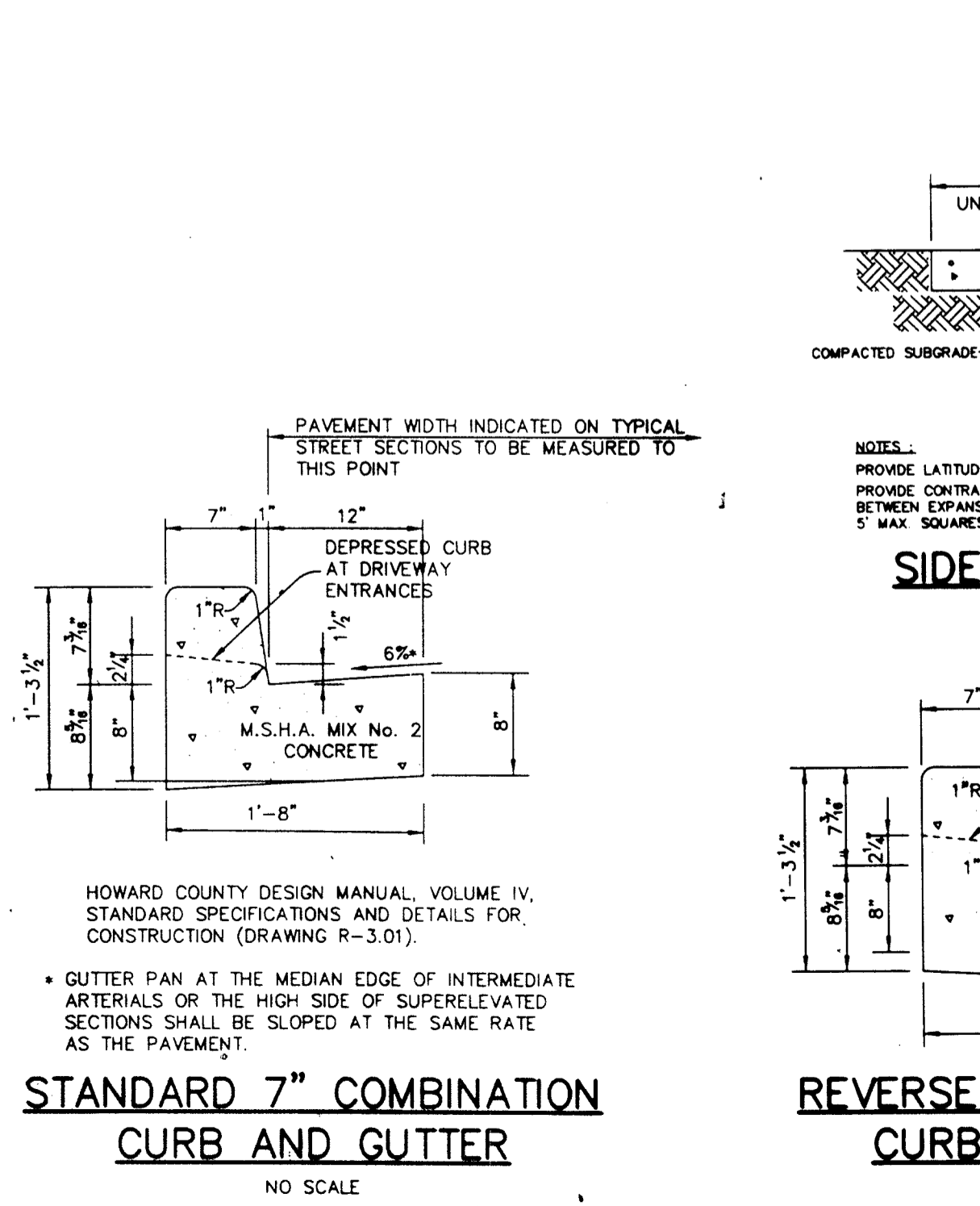
SEWER PROFILE
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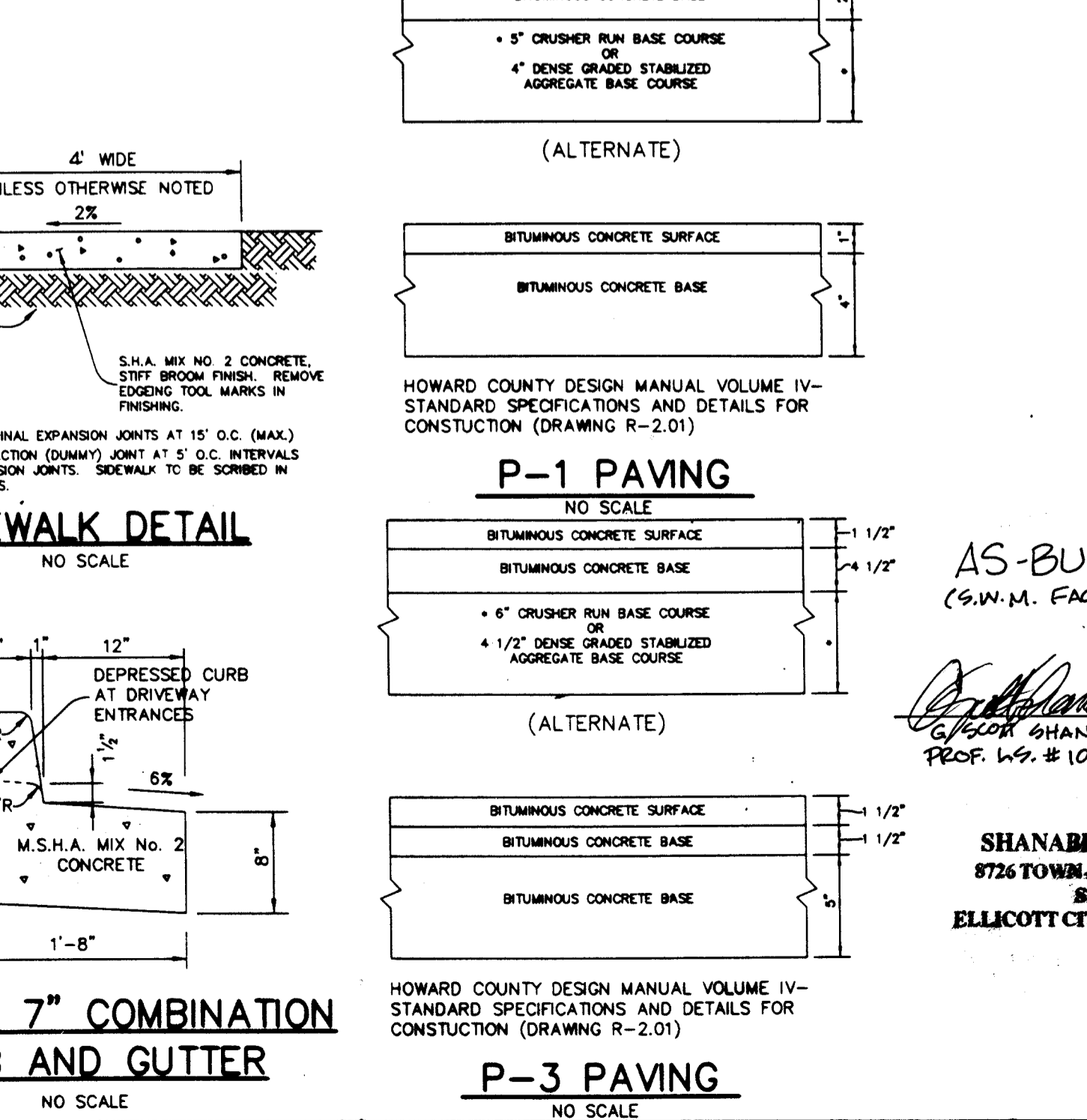
STORM DRAIN PROFILE
SCALE: HOR: 1"=50'
VERT: 1"=5'



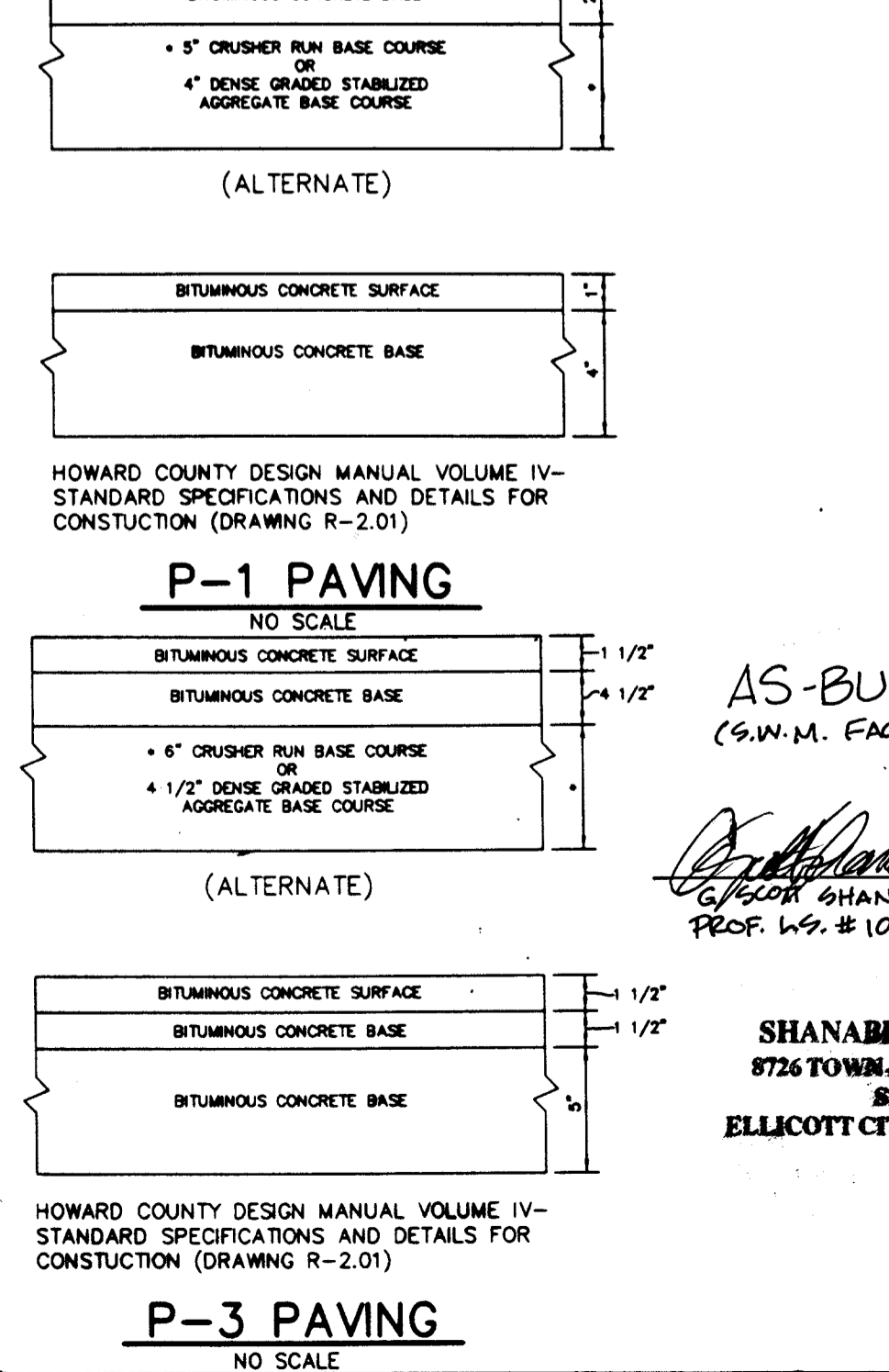
PROFILE THRU PRINCIPLE SPILLWAY
SCALE: HOR: 1"=50'
VERT: 1"=5'



STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE



REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



P-3 PAVING
NO SCALE

STRUCTURE SCHEDULE

STRUCTURE	TYPE	INVERT	OUT	TOP OF CURB/GRATE/RIM	NO. GO STD DETAIL
I-1	6\"/>				
I-2	A-B	408.36	408.26	416.7	SD 4.01
I-3	A-B	410.01	409.01	421.6	SD 4.01
I-4	E	-	412.88	420.4	SD 4.22
I-5	A-B	-	409.88	409.8	SD 4.01
I-6	A-B	-	411.28	414.6	SD 4.01
K-1	4\"/>				
K-2	4\"/>				
E-1	4\"/>				
E-2	4\"/>				
S-1	STORAGE TANK	300.0	300.0	407.8	-
HW-1	TYPE C HEADWALL	-	300.0	-	SD E.21

SEDIMENT CONTROL NOTES

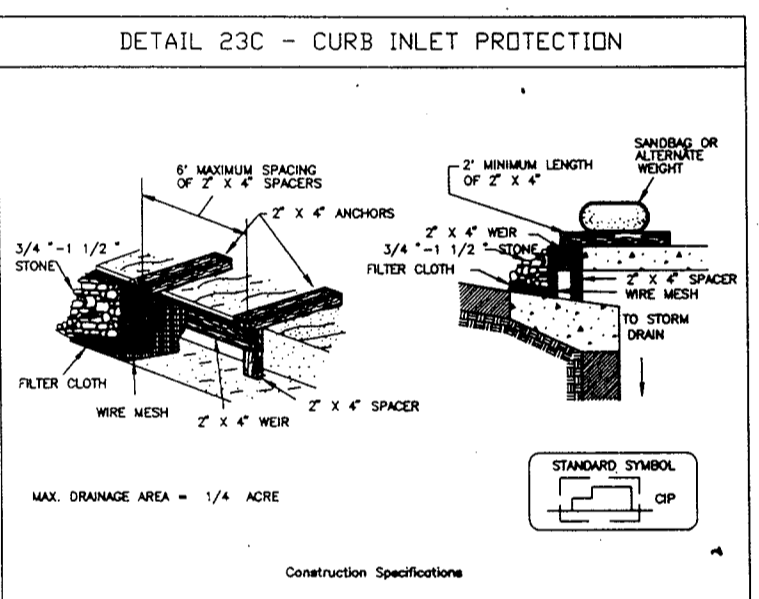
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (31-1-185).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 48 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIMES, PERIMETER SLOPES AND ALL SLOPES AND ALL SLOPES GREATER THAN 3:1 (B) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 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.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1993 MARLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDINGS (SEC. 501) SOI (SEC. 543) PERMANENT VEGETATION (SEC. 550) AND MICHIGAN (SEC. 523). TEMPORARY STABILIZATION WITH MULCH ALONG WITH SOIL MUST BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PROMOTION OF THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 2.46 ACRES
 - AREA DISTURBED: 2.07 ACRES
 - AREA TO BE ROOFED OR PAVED: 4.82 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 0.65 ACRES
 - TOTAL CUT: 0.00 CUBIC YDS.
 - TOTAL FILL: 0.00 CUBIC YDS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE GRADING WILL BEGAIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BIG QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSTABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED PRIOR TO THE COMMENCEMENT 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 OBTAINED.
- 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.

TEMPORARY SEEDING NOTES

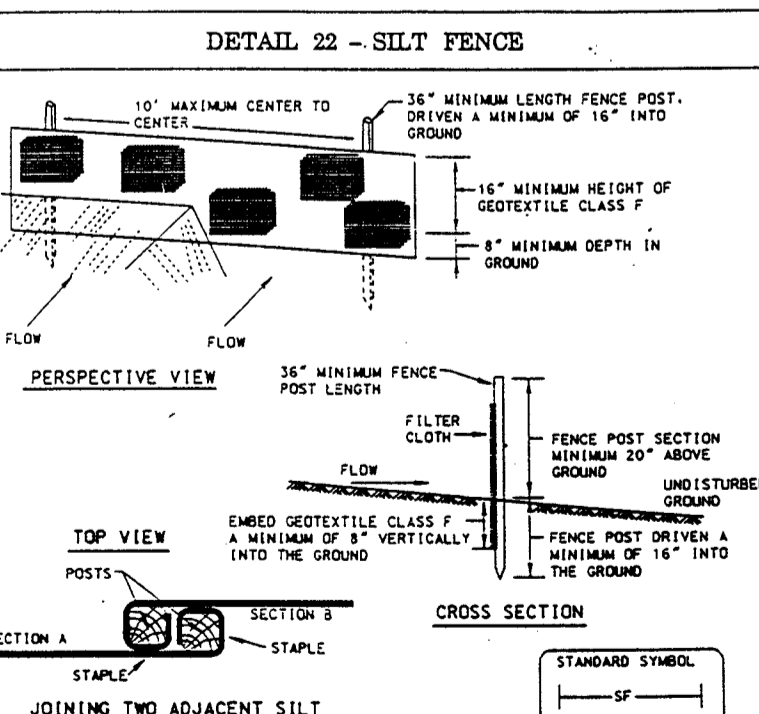
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-term vegetative cover is needed.
- Seeding Preparation - Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments - Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).
- Seeding - For period March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of 2 1/2\"/>

PERMANENT SEEDING NOTES

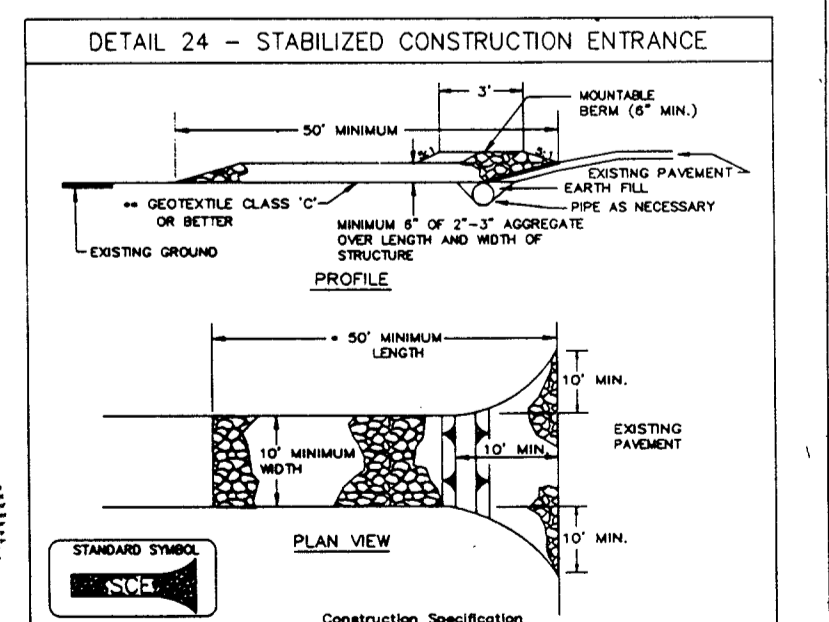
- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-term vegetative cover is needed.
- Seeding Preparation - Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments - In lieu of soil test recommendations use one of the following schedules:
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 800 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Horrow or disc, and seed with three inches of soil. All time of seeding, apply 400 lbs. per acre 20-20-0 uniform fertilizer (8 lbs. per 1000 sq.ft.).
 - 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. Horrow or disc, and seed with three inches of soil.
- Seeding - For period March 1 thru April 30 and from August 15 thru November 15, seed with 60 lbs. per acre of 2 1/2\"/>



DETAIL 23C - CURB INLET PROTECTION



DETAIL 22 - SILT FENCE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

AS-BUILT
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MARYLAND 21043

HOWARD COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER MANAGEMENT ADMINISTRATION

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *J. Farrell* DATE: 1/29/97

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *J. Farrell* DATE: 1/29/97

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

Clayton L. Jones DATE: 3/2/97
NATURAL RESOURCES CONSERVATION SERVICE

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

John J. Miller DATE: 2/2/97
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph R. Smith DATE: 4/14/97
DIRECTOR

John J. Miller DATE: 3/7/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

Cindy Hamilton DATE: 4/4/97
CHIEF, DIVISION OF LAND DEVELOPMENT JA

OWNER / DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

PROJECT
LONG REACH VILLAGE CENTER EXPANSION

AREA TAX MAP 80 PARCELS 0-1, 0-1, 1-1 LOT G
VILLAGE OF LONG REACH, 9/1 A/B
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

DATE: 1/29/97
DESIGNED BY: GJR
DRAWN BY: MAD
PROJECT NO: 006 BICO
DATE: JANUARY 29, 1997
SCALE: AS SHOWN
DRAWING NO. 6 OF 6

STATE OF MARYLAND PROFESSIONAL ENGINEER

APPROVED
BOARD OF
HOWARD COUNTY
DATE: 1/29/97

PLANT MATERIAL LIST

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
QP	10	QUERCUS PALUSTRIS PIN OAK	8'-8 1/2" CAL.	D:D
△ PD	51-48	PLATANUS ACERIFOLIA "BLOODGOOD" SYCALORE	8'-8 1/2" CAL.	D:D
GV	6	GRATABEGUS VIRIDIS WINTERBERRY HAWTHORN	8'-8 1/2" CAL.	D:D
CL	12	CYPRESSOCYPRESSO LELANDI LELAND CYPRESS	10'-12" HT.	D:D
KA	9	MALUS CRAB APPLE	8'-10" HT.	D:D
A	6	AMELANCHLOR SERVICE BERRY	8'-8 1/2" CAL.	D:D
SHRUBS				
PF	60	PHOTINIA FRAGERI FRAGER PHOTINIA RED TIP	30"-36" HT.	D:D
EA	140	EUONYMUS ALATUS-COMPACTUS WINGED EUONYMUS	36"-48" HT.	D:D
TM	120	TAXUS X MEDIA "WARDII" WARD'S YEW	24"-30" HT.	D:D
TD	15	TAXUS DENSIFORMIS JAPANESE DENSE YEW	24"-30" HT.	D:D

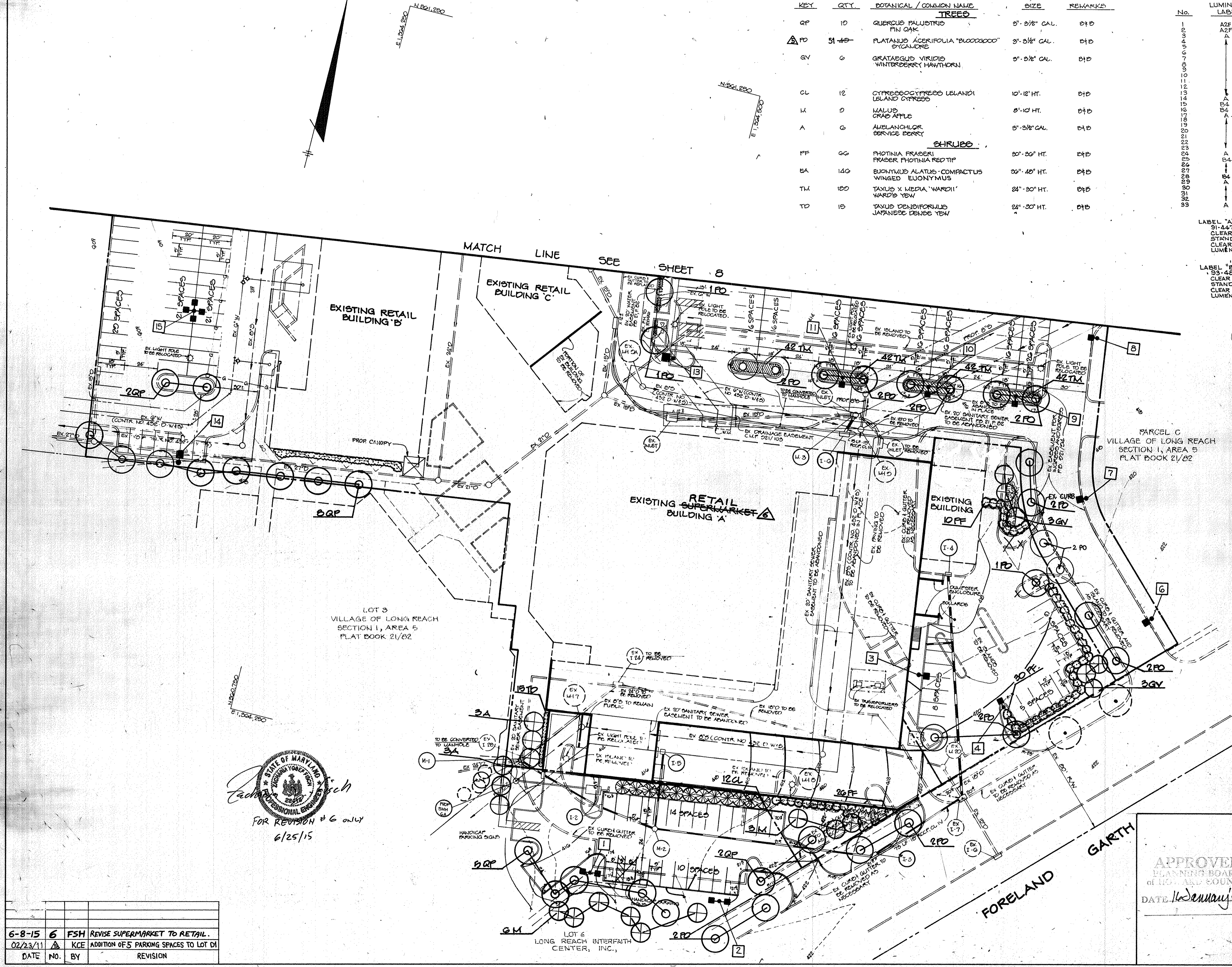
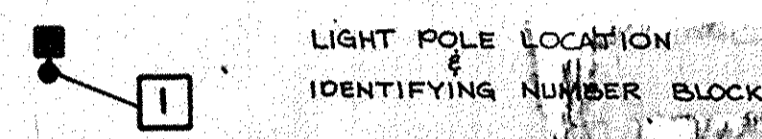
LIGHTING SCHEDULE

No.	LUMINAIRE LABEL	HEIGHT	No. OF LAMPS	DESCRIPTION
1	A2F	25'	2	EMCO ECA 1823H 400MH FORWARD
2	A2F	25'	2	EMCO ECA 1823H 400MH FORWARD
3	A	25'	1	EMCO ECA 1815H 400MH
4	A	25'	1	EMCO ECA 1815H 400MH
5	A	25'	1	EMCO ECA 1815H 400MH
6	A	25'	1	EMCO ECA 1815H 400MH
7	A	25'	1	EMCO ECA 1815H 400MH
8	A	25'	1	EMCO ECA 1815H 400MH
9	A	25'	1	EMCO ECA 1815H 400MH
10	A	25'	1	EMCO ECA 1815H 400MH
11	A	25'	1	EMCO ECA 1815H 400MH
12	A	25'	1	EMCO ECA 1815H 400MH
13	A	25'	1	EMCO ECA 1815H 400MH
14	A	25'	1	EMCO ECA 1815H 400MH
15	A	25'	1	EMCO ECA 1815H 400MH
16	A	25'	1	EMCO ECA 1815H 400MH
17	A	25'	1	EMCO ECA 1815H 400MH
18	A	25'	1	EMCO ECA 1815H 400MH
19	A	25'	1	EMCO ECA 1815H 400MH
20	A	25'	1	EMCO ECA 1815H 400MH
21	A	25'	1	EMCO ECA 1815H 400MH
22	A	25'	1	EMCO ECA 1815H 400MH
23	A	25'	1	EMCO ECA 1815H 400MH
24	A	25'	1	EMCO ECA 1815H 400MH
25	A	25'	1	EMCO ECA 1815H 400MH
26	A	25'	1	EMCO ECA 1815H 400MH
27	A	25'	1	EMCO ECA 1815H 400MH
28	A	25'	1	EMCO ECA 1815H 400MH
29	A	25'	1	EMCO ECA 1815H 400MH
30	A	25'	1	EMCO ECA 1815H 400MH
31	A	25'	1	EMCO ECA 1815H 400MH
32	A	25'	1	EMCO ECA 1815H 400MH
33	A	25'	1	EMCO ECA 1815H 400MH

LABEL "A" TYPE LUMINAIRES ARE AS FOLLOWS:
 91-4477 EMCO LIGHTING EC3H4M, IES 04/02/91
 CLEAR 400MH/HOR (SUPER) RATED 1000 LUMENS (% LAMP STABILIZER)
 STANDARD TYPE TB OPTICS (18")
 CLEAR FLAT TEMPERED GLASS IN EMCO ECOLUME DOOR FRAME
 LUMENS/LAMP = 1000 PHOTOMETRIC TYPE = 1 WATTS = 455

LABEL "B" TYPE LUMINAIRES ARE AS FOLLOWS:
 93-4897 EMCO LIGHTING EC3H4M, IES 06/29/93
 CLEAR 400MH/HOR (SUPER) RATED 1000 LUMENS (% LAMP STABILIZER)
 STANDARD TYPE QH OPTICS (18")
 CLEAR FLAT TEMPERED GLASS IN EMCO ECOLUME DOOR FRAME
 LUMENS/LAMP = 1000 PHOTOMETRIC TYPE = 1 WATTS = 455

LIGHTING KEY



*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 *FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 14,000.00

APPROVED	HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
<i>[Signature]</i>	4/4/97 DATE
DIRECTOR	
<i>[Signature]</i>	2/5/97 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	MJK
<i>[Signature]</i>	4/4/97 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	

DATE NO.	REVISION

OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

PROJECT
LONG REACH VILLAGE CENTER EXPANSION

AREA TAX MAP 80 PARCELS D1, D1, E1 & LOT G
 VILLAGE OF LONG REACH, 871 A/B
 6TH SELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPING AND LIGHTING PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 16 January 97

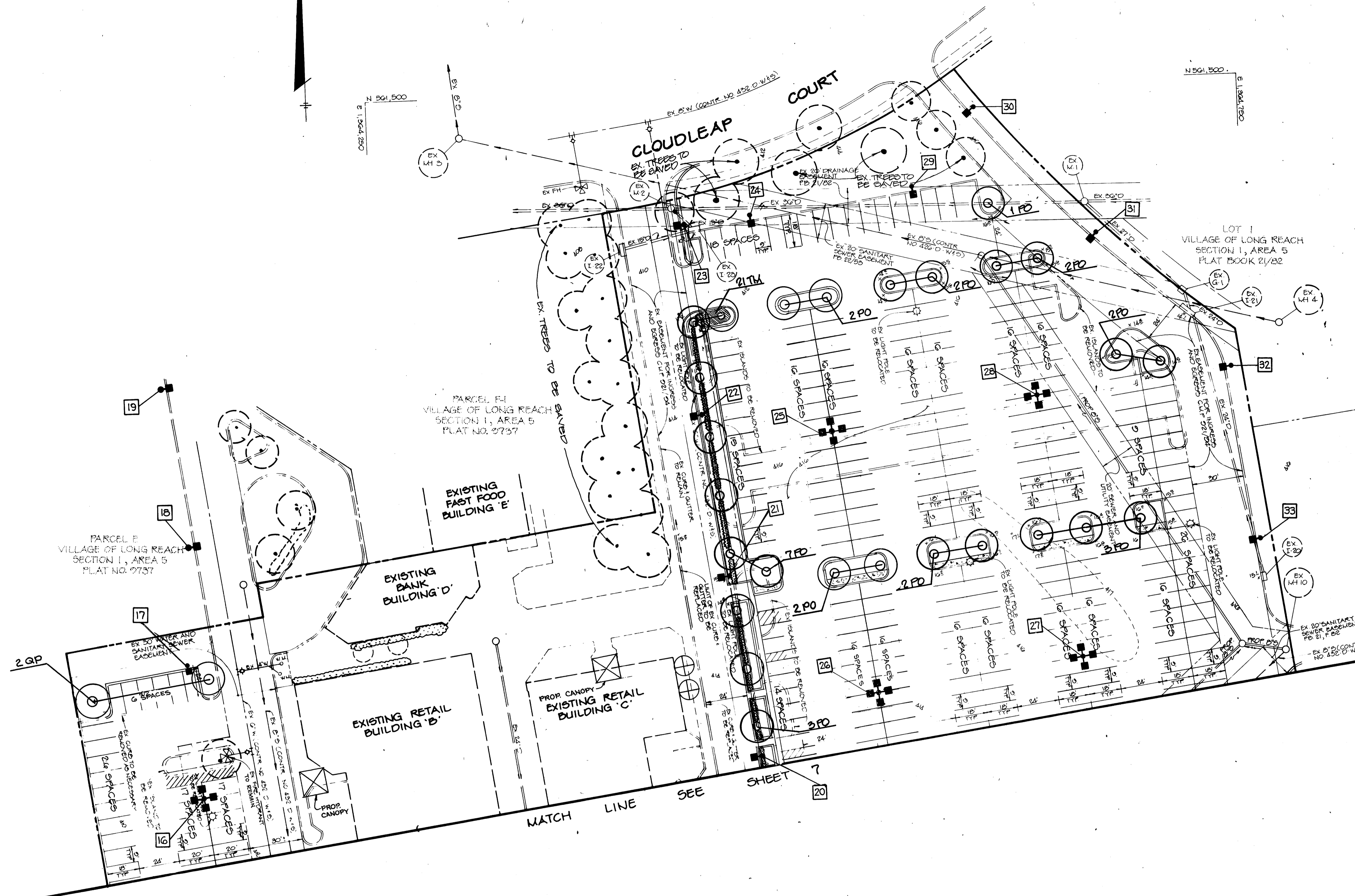
1.9.97 DATE	DESIGNED BY :
<i>[Signature]</i>	DRAWN BY: MAD
	PROJECT NO: EGE BICO
	DATE: JANUARY 23, 1997
	SCALE: 1" = 20'
	DRAWING NO. 7 OF 8

6-8-15	6	FSH	REVISE SUPERMARKET TO RETAIL.
02/23/11	Δ	KCE	ADDITION OF 5 PARKING SPACES TO LOT D1
DATE	NO.	BY	REVISION

[Signature]
 PROFESSIONAL ENGINEER
 FOR REVISION # 6 ONLY
 6/25/15

LIGHTING KEY

 LIGHT POLE LOCATION
 IDENTIFYING NUMBER BLOCK
 SEE SHEET 7 OF 8 FOR LIGHTING SCHEDULE



APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4/14/97
 [Signature] 3/2/97
 [Signature] 4/14/97

DATE NO. REVISION
 OWNER / DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 PROJECT
LONG REACH VILLAGE CENTER EXPANSION
 PARCELS B, D, E, 1, 2 & LOT 6
 VILLAGE OF LONG REACH, 5/1 A/S
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

LANDSCAPING AND LIGHTING PLAN
RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 16 January 97

1.29.97
 DATE
 DESIGNED BY :
 DRAWN BY: WAO
 PROJECT NO. 006B100
 DATE: JANUARY 29, 1997
 SCALE: 1" = 20'
 DRAWING NO. 6 OF 8