

- LEGEND**
- ..... DRAINAGE AREA DIVIDE
  - - - - - LIMIT OF DISTURBANCE
  - → → FLOW ARROWS
  - [ ] CIP
  - [ ] AGIP
  - CURB INLET PROTECTION
  - AT GRADE INLET PROTECTION

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 *JTB* DATE 4/17/97

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 4.21.97

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

*Cheyl Simmons* 4/29/97  
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

*John P. Robertson* 4/29/97  
HOWARD SOIL CONSERVATION DISTRICT DATE

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

*John M. Boyd* 5-6-97  
COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James R. Smith* 5/9/97  
DIRECTOR DATE

*[Signature]* 5/1/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 5/7/97  
DIVISION OF LAND DEVELOPMENT DATE

OWNER  
OPUS EAST, L.L.C.  
6707 Democracy Boulevard  
Suite 5010  
Bethesda, Maryland 20817  
Phone: (301) 493-4444



AREA  
TAX MAP 24  
BLOCK 24  
LONG GATE CENTER, PARCEL N  
ZONED B-2  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
SEDIMENT CONTROL PLAN AND  
DRAINAGE AREA MAP



RIEMER MUEGGE & ASSOCIATES, INC.  
INCORPORATED IN CALIFORNIA  
6811 Center Park Drive, Oakland, California 94621-1505  
Tel: 415.997.8000 Fax: 415.997.5282

DESIGNED BY: CJR  
DRAWN BY: BPP  
DATE: APRIL 21, 1997

REVISION	DESCRIPTION

LONG GATE SHOPPING CENTER  
Route 24 and Route 103  
Ellicott City, Maryland  
Store # Y320002

SCALE 1"=20'  
PROJECT NUMBER 47094/SOPR.DWG  
SHEET NUMBER C-3  
DRAWING 3 OF 6

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

**Seeded 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 rye (3.2 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of creeping lovegrass (5.0 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 341 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Seeded 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 (42 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 ureaform fertilizer (9 lbs. per 1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (42 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 and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of creeping 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 341 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 (313-1855).
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 REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 17 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, PERIMETER SLOPES AND ALL SLOPES AND ALL SLOPES GREATER THAN 3:1. BY 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), SOOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
 

TOTAL AREA OF SITE (LEASE AREA)	0.72 ACRES
AREA DISTURBED	0.75 ACRES
AREA TO BE ROOFED OR PAVED	0.52 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.23 ACRES
TOTAL CUT	1945 CU. YARDS
TOTAL FILL	14 CU. YARDS
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 UNDERCUTTINGS 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 AC., 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.
15. BORROW SITE TO BE PRE-APPROVED BY THE SEDIMENT CONTROL INSPECTOR, OR IN CASE OF EXCESS MATERIAL, AN APPROVED SEDIMENT CONTROL PLAN WILL BE NEEDED TO DEPOSIT EXCESS OFF-SITE.

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

**Definition:** Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Source:** To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions where Practice Applies:**

1. This practice is limited to areas having 2:1 or flatter slopes where:
  - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - c. The original soil to be vegetated contains material toxic to plant growth.
  - d. The soil is so acidic that treatment with limestone is not feasible.
2. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications:**

1. Topsoil collected from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be placed for a given soil type can be found in the representative soil profile tables in the Soil Survey published by USDA-NRCS in cooperation with Maryland Agricultural Experiment Station.
2. Topsoil Specifications - Soil to be used on topsoil must meet the following:
  - a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy silt loam, loamy sand, other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 1% by volume of clinders, stones, slag, coarse fragments, gravel, sticks, roots, twigs, or other material larger than 1/4" in diameter.
  - b. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
  - c. Where subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedure:
    - i. For sites having disturbed areas under 5 acres:
      1. Place topsoil (if required) and apply soil amendments as specified in 20.0 vegetative stabilization - Section 1 - vegetative stabilization methods and materials.
    - ii. For sites having disturbed areas over 5 acres:
      1. On soil meeting Topsoil specifications, obtain test results distating fertilizer and lime amendments required to bring the soil into compliance with the following:
        - a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
        - b. Organic content of topsoil shall be not less than 1.5 percent by weight.
      2. Topsoil having suitable soil content greater than 500 parts per million shall not be used.
      3. No seed or seed shall be placed on soil sufficient time has been treated with soil sterilants or chemicals used for seed control until sufficient time has elapsed (14 days min.) to permit die-off of phytotoxic materials.

**Topsoil Application:**

1. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, earth dikes, slope silt fence and sediment traps and basins.
2. Grades on the area to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
3. Topsoil shall be uniformly distributed in a 4" - 8" layer and uniformly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of soil and soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
4. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

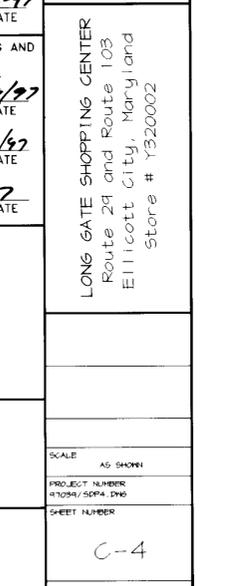
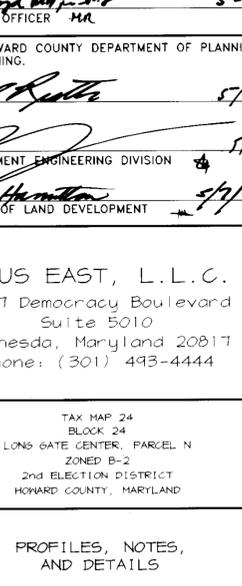
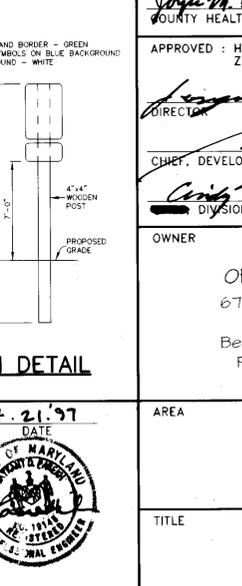
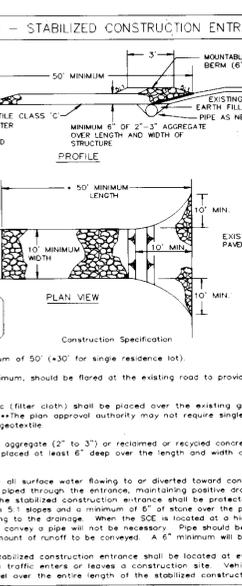
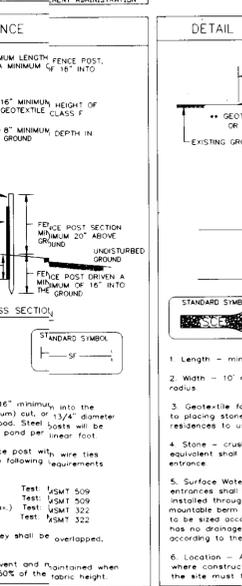
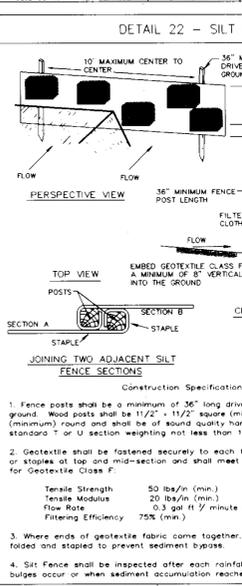
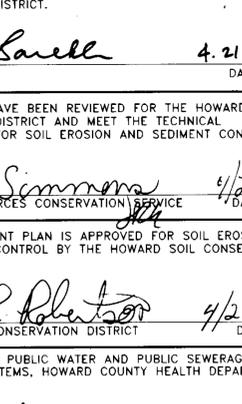
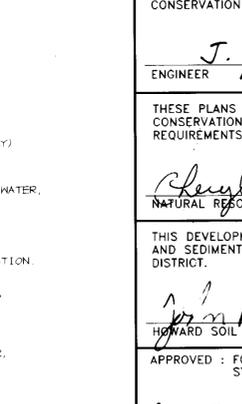
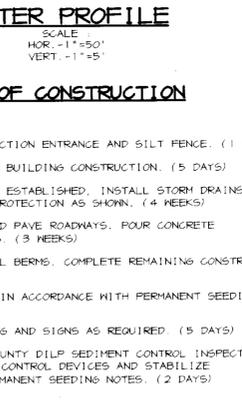
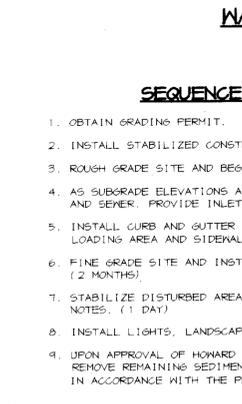
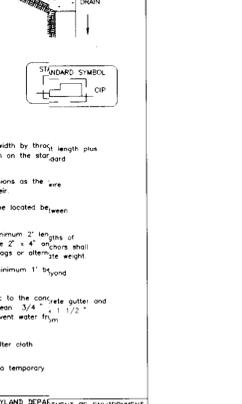
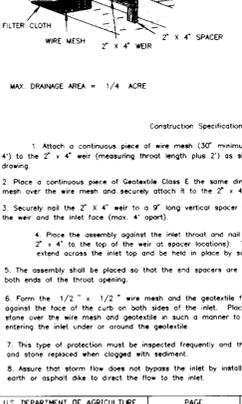
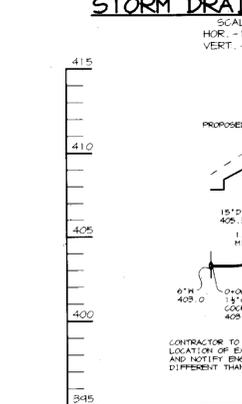
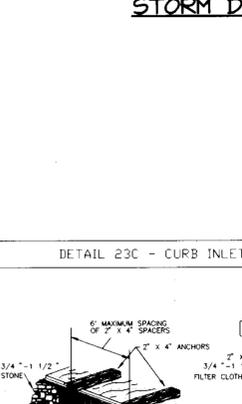
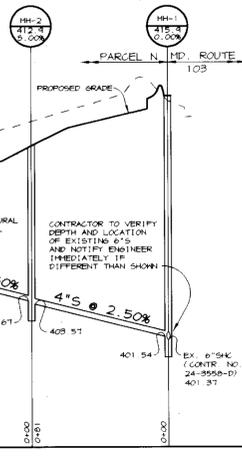
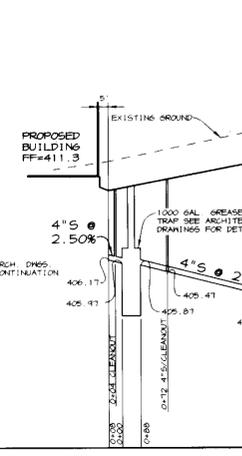
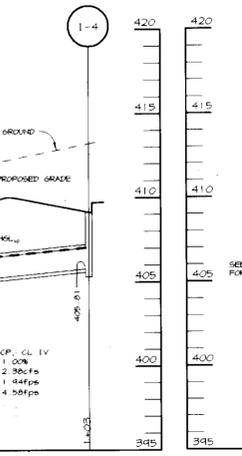
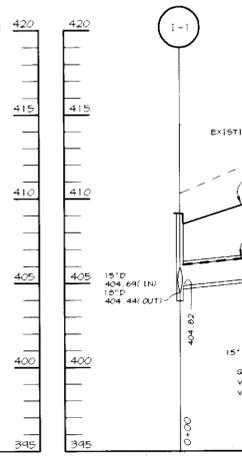
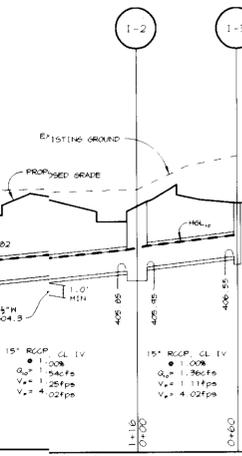
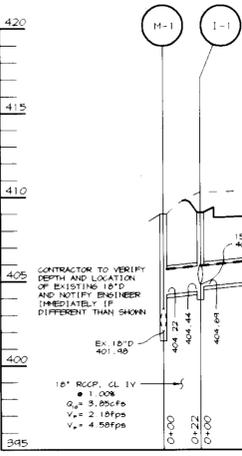
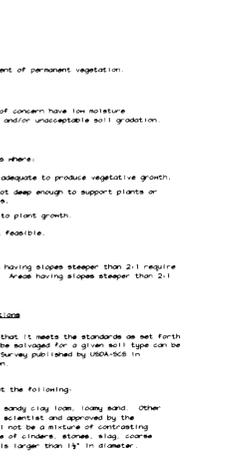
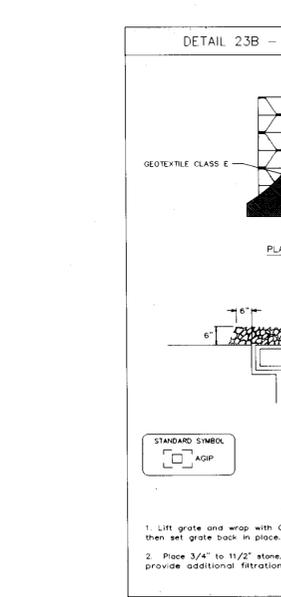
**Alternative for Permanent Seeding:** Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- a. Composted sludge material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to determine the availability and for sites having disturbed areas under 5 acres shall conform to the following requirements:
  - i. Composted sludge shall be applied by, or originate from, a person or persons that are permitted to use the time of application of the compost by the Maryland Department of the Environment under COMAR 26.04.06.
  - ii. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 9.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
  - iii. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
  - iv. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

Reference: Guidelines Specifications, Soil Preparation and Seeding, HDVA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1975.

**Construction Specifications:**

1. Attach a continuous piece of wire mesh (30" minimum width by 30" length plus 4") to the 2" x 4" weir (measuring trough length plus 2") as shown on the standard drawing.
2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the weir and securely attach it to the 2" x 4" weir.
3. Securely nail the 2" x 4" weir to a 6" x 6" lag vertical post to be located between the weir and the inlet face (min. 4" apart).
4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir of spacer blocks). These 2" x 4" anchors shall extend across the inlet top and be set in place by sandbags or other weight.
5. The assembly shall be placed so that the end spacers are a minimum 1" from both ends of the throat opening.
6. Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the weir. Place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assume that storm flow does not bypass the inlet by creating a temporary weir or spillage due to direct flow to the inlet.



**RHEIMER MUEGGE & ASSOCIATES, INC.**  
 ENGINEERING, ENVIRONMENTAL SERVICES & PLANNING CONSULTING  
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 Tel: 410/997-9800 Fax: 410/997-9802  
 REC P.O. BOX 34850 LOUISVILLE, KENTUCKY 40232 (502) 456-8300

DESIGNED BY: CJR  
 DRAWN BY: RSP  
 DATE: APRIL 21, 1997  
 REVISION DESCRIPTION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 J. Farrell 4.21.97  
 J. Simmons 4/29/97  
 J. Robertson 4/29/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 J. Hamilton 5/9/97  
 J. Hamilton 5/19/97  
 J. Hamilton 5/19/97

OWNER: OPUS EAST, L.L.C.  
 6707 Democracy Boulevard  
 Suite 5010  
 Bethesda, Maryland 20817  
 Phone: (301) 493-4444

AREA: TAX MAP 24 BLOCK 24  
 LONG GATE CENTER, PARCEL N  
 ZONED B-2  
 2nd ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: PROFILES, NOTES, AND DETAILS

SHEET NUMBER: 47094/SOP4.DWG  
 SHEET NO: 4

JAYKANT D. PAREKH #19148

SCALE: AS SHOWN

DRAWING 4 OF 6



**LANDSCAPE SCHEDULES**

SCHEDULE A PERIMETER LANDSCAPE EDGE	
PERIMETER	ADJACENT TO ROADWAY'S
LANDSCAPE TYPE	E
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	1,180
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	40 x 3
EVERGREEN TREES	0
SHRUBS	114 x 33
NUMBER OF PLANTS PROVIDED	
SHADE TREES	40 x 3
EVERGREEN TREES	0
SMALL FLOWERING TREES	46
SHRUBS	46

PLANT MATERIAL LIST					
KEY	QTY	BOTANICAL + COMMON NAME	SIZE	ROOT	REMARKS
<b>TREES</b>					
AS	4	Acer saccharum Green Mountain Green Mountain Sugar Maple	2 1/2' - 3' Cal.	B & B	Full Crown Central Leader
TM	46	Taxus X media Hicksii Hicks Upright Yew	2 1/2' - 3' ht.	B & B	36"-40" OC

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	44
NUMBER OF SHADE TREES REQUIRED @ 15' x 20' SPACES	2
NUMBER OF TREES PROVIDED	2
SHADE TREES	2
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF ISLANDS REQUIRED (1 ISLAND / 20 SPACES)	2
NUMBER OF ISLANDS PROVIDED	2

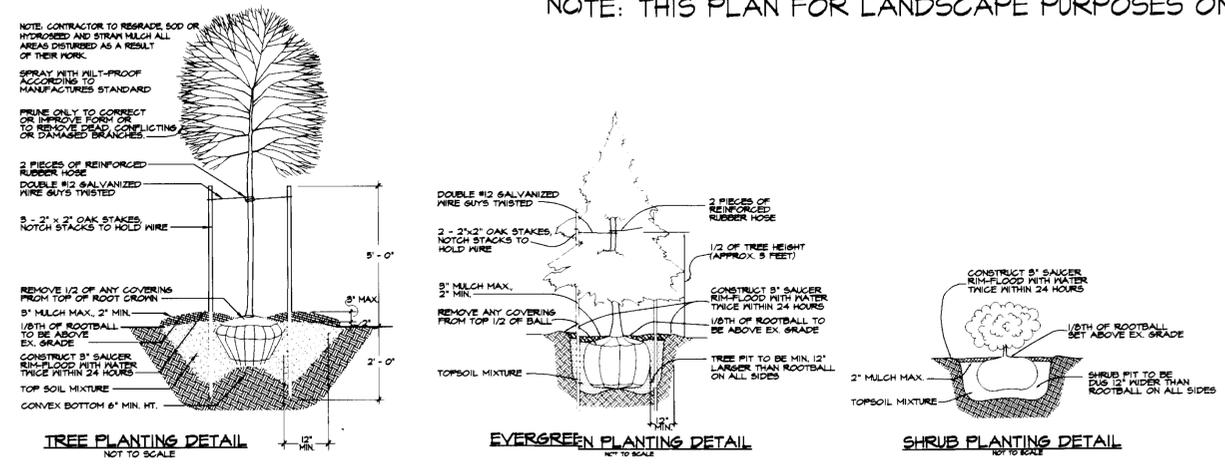
SUBSTITUTION NOTES:  
PERIMETER I:  
SUBSTITUTE (B) SHRUBS FOR (1) SHADE TREE

NOTES: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.  
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 830.00

**PLANTING NOTES**

- Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.
- All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, unhealed injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heated-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.
- Contractor shall be required to guarantee all plant material for a period of two years after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the two year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
- Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence at the drip line.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.
- All shrubs and groundcover areas shall be planted in continuous prepared planting beds mulched with composted hardwood mulch as detailed and specified except where noted on plans.
- Positive drainage shall be maintained in planting beds (minimum 2 percent slope).
- Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.
- Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated.
- Mulch: Groundcover beds should be mulched with minimum 2 inches of shredded composted hardwood, or as specified on the details, whichever is greater.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.
- This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

**PLANTING DETAILS**

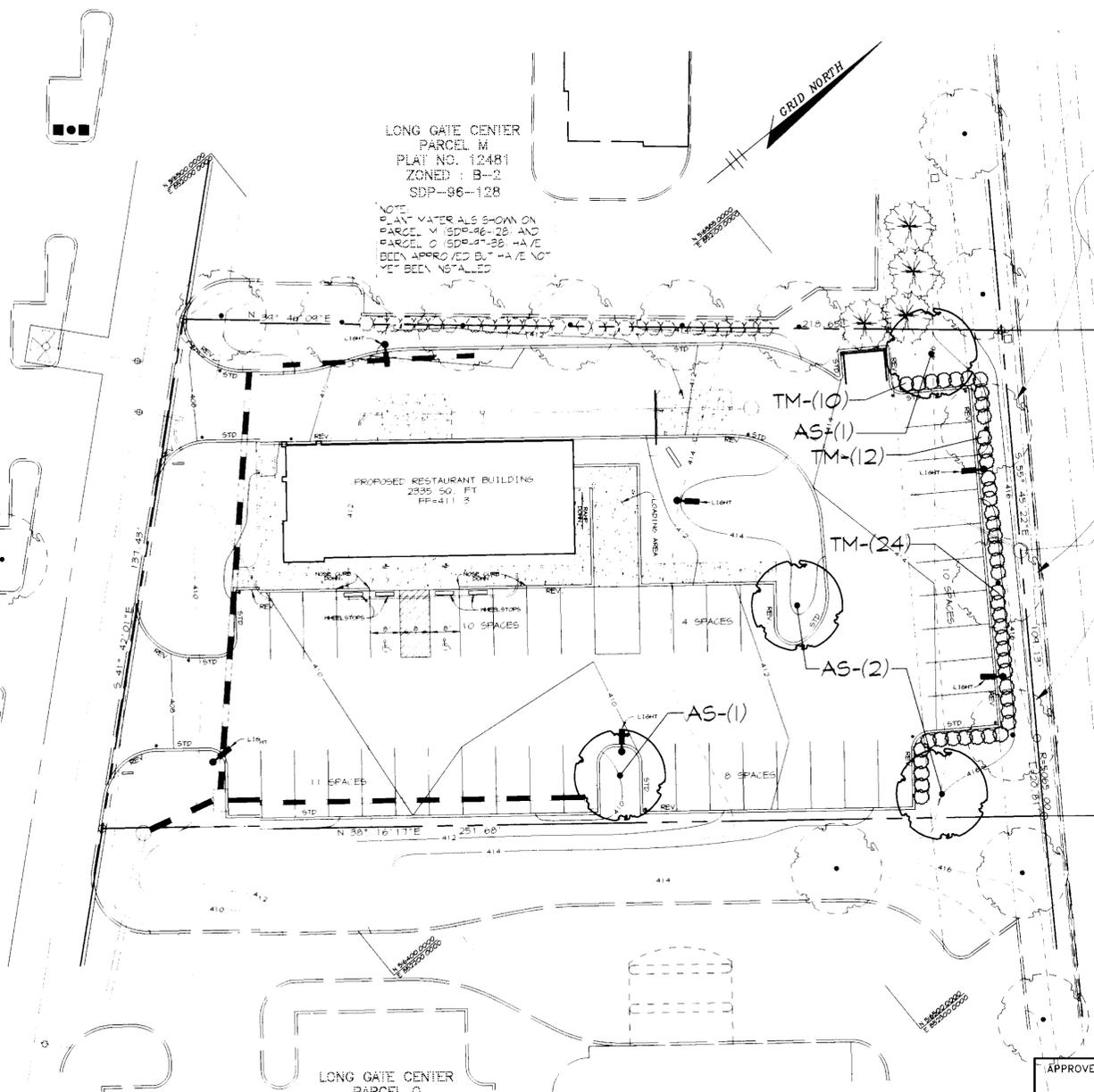


NOTE: THIS PLAN FOR LANDSCAPE PURPOSES ONLY.

LONG GATE CENTER  
PARCEL L  
PLAT NO. 12481  
& 12482  
ZONED: B-2  
SDP-85-62

LONG GATE CENTER  
PARCEL M  
PLAT NO. 12481  
ZONED: B-2  
SDP-96-128

NOTE: PLANT MATERIAL SHOWN ON PARCEL M (SDP-96-28) AND PARCEL O (SDP-97-38) HAVE BEEN APPROVED BUT HAVE NOT YET BEEN INSTALLED



NOTE: THE EXISTING STREET TREES LOCATED ALONG RT 103 (SDP-96-62) WITHIN THE AREA TO BE GRADED SHALL BE REMOVED PRIOR TO THE GRADING OPERATION AND REPLANTED OR REPLACED IF NECESSARY AS SOON AS THE FINAL GRADING IS COMPLETE. THE DEVELOPER IS RESPONSIBLE FOR THE PRESERVATION AND/OR THE REPLACEMENT OF THESE STREET TREES.

MARLAND ROUTE 103 (MONTGOMERY ROAD)  
SHA PLATS 11122, 11123, 11124, 306946, & 52558  
SDP-96-62  
PERIMETER I #30 L.F.  
TYPE E

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

*Joyce M. Boyd* 5-6-97  
COMMUNITY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joyce S. Smith* 5/7/97  
DIRECTOR DATE

*[Signature]* 5/4/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 5/7/97  
DIVISION OF LAND DEVELOPMENT DATE

OWNER  
OPUS EAST, L.L.C.  
6707 Democracy Boulevard  
Suite 5010  
Bethesda, Maryland 20817  
Phone: (301) 493-4444



AREA TAX MAP 24  
BLOCK 24  
LONG GATE CENTER, PARCEL N  
ZONED B-2  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TITLE  
LANDSCAPE PLAN  
SCALE 1" = 20'  
PROJECT NUMBER 4708/158 DWG  
SHEET NUMBER C-6  
DRAWING 6 OF 6



REIMER MUEGGE & ASSOCIATES, INC.  
INCORPORATED IN MARYLAND  
8811 Corner Park Drive, Columbia, Maryland 21046  
410-997-8900 Fax 410-997-7382

DESIGNED BY: JLR  
DRAWN BY: RFP  
DATE: APRIL 21, 1997  
REVISION DESCRIPTION

LONG GATE SHOPPING CENTER  
Route 24 and Route 103  
Ellicott City, Maryland  
Store # 1320002