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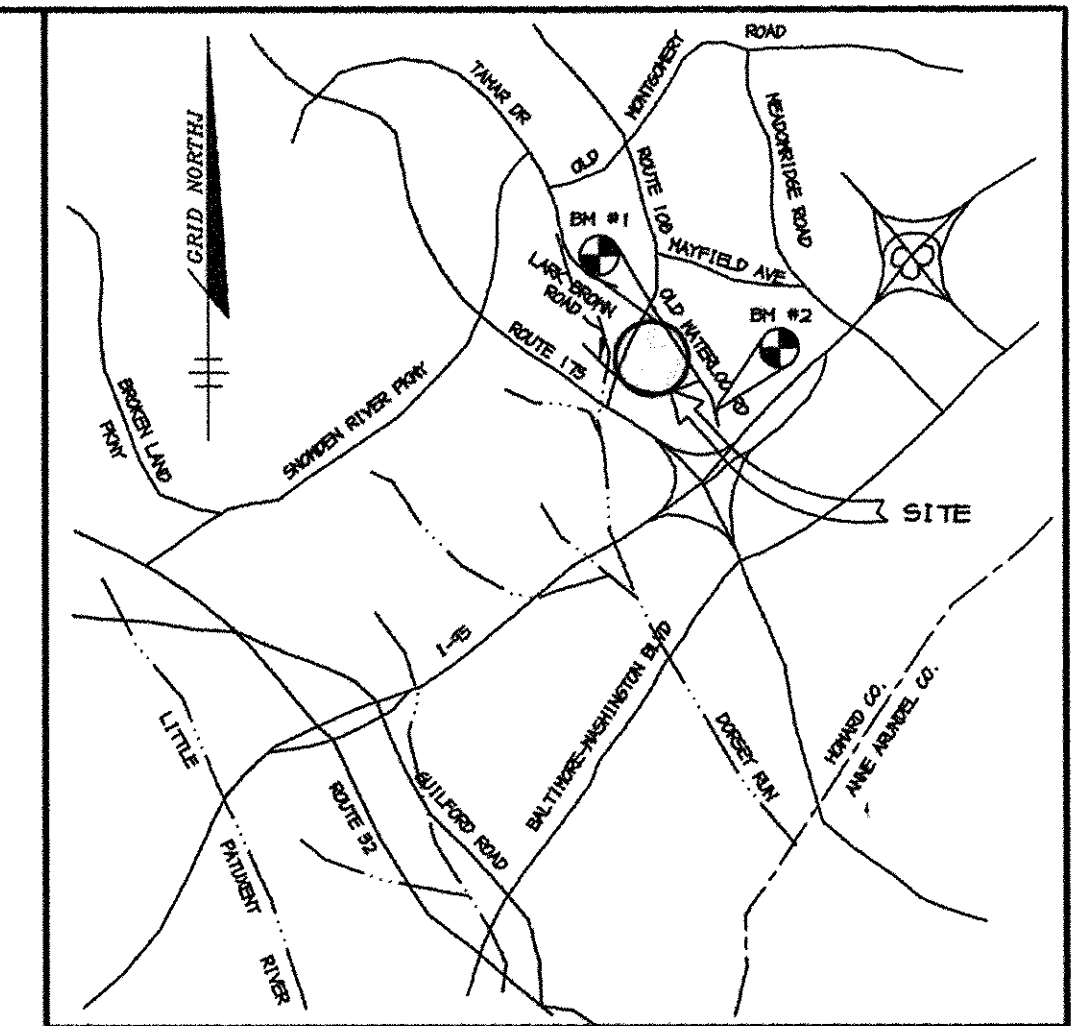
SITE DEVELOPMENT PLAN

FOOD LION

GROCERY STORE/FUTURE RETAIL STORE

6th ELECTION DISTRICT

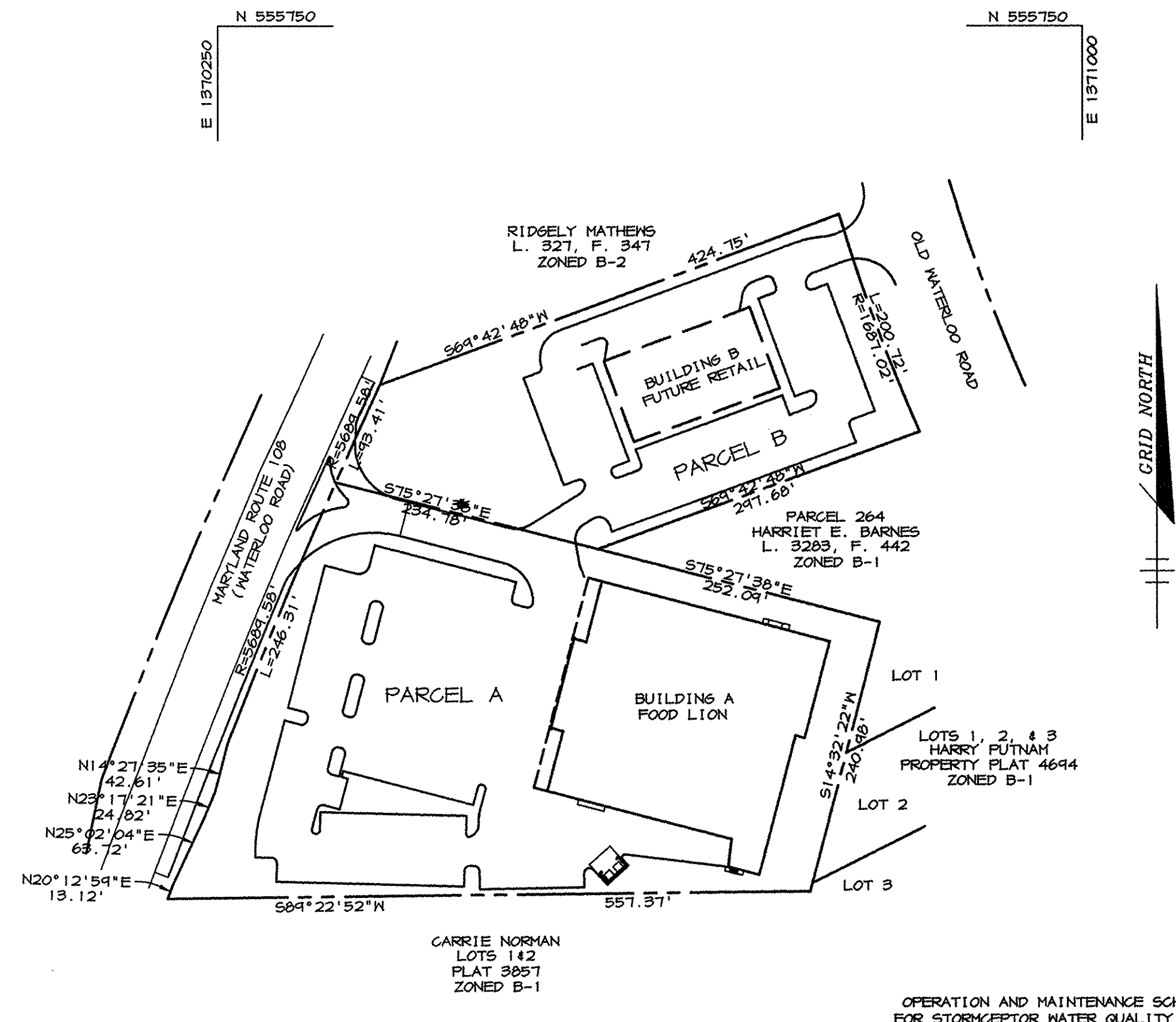
HOWARD COUNTY, MARYLAND



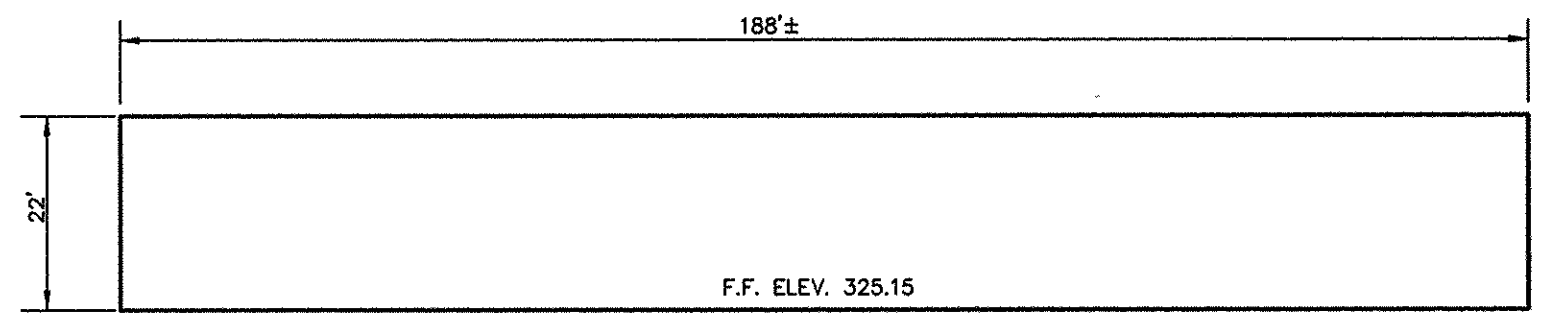
VICINITY MAP
SCALE: 1" = 2000'

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 TAKEN FROM FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY RIEMER MUEGGE & ASSOC. DATED JANUARY, 1997.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. STATION NUMBERS 37GC AND 37HC WERE USED.
- WATER IS PUBLIC, CONTRACT NO. 24-3629-D.
- SEWER IS PUBLIC, SEWER DRAINAGE AREA: DORSEY TREATMENT PLANT: DORSEY RUN PUMPING STATION CONTRACT NO. 24-3629-D.
- STORMWATER MANAGEMENT IS PROVIDED VIA THREE STORMCEPTOR UNITS AND AN ON-SITE RETENTION POND.
- 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.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PERFORMED BY STREET TRAFFIC STUDIES, LTD. AND IS DATED NOVEMBER 27, 1996.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL STUDY FOR THIS PROJECT WAS PERFORMED BY LAW ENGINEERING AND ENVIRONMENTAL SERVICES, INC. AND IS DATED JUNE 18, 1996. A SUPPLEMENTAL STORMWATER MANAGEMENT GEOTECHNICAL REPORT WAS PERFORMED BY ENGINEERING CONSULTING SERVICES DATED APRIL, 1997.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. DATED MAY, 1997.
- SUBJECT PROPERTY ZONED B-2 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 WP-97-90, F-95-128, F-98-56, SDP-92-46
- 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.
- PROFILES 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 T180.
- A WAIVER HAS BEEN APPROVED ALLOWING STORM DRAIN PIPE MATERIAL TO BE EITHER ADS N-12 PIPE OR REINFORCED CONCRETE. SECTION 908 OF THE HOWARD COUNTY DESIGN MANUAL VOL. IV SHALL BE HELD FOR PIPE CONSTRUCTION. SEE SHEET 5 FOR ADS N-12 PIPE SPECIFICATIONS.
- WP-97-90 IS A WAIVER PETITION FOR SECTIONS 16.119(d)(1) AND (2) AND 16.120(o)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THAT WAS GRANTED ON MARCH 27, 1997. THE WAIVER ALLOWS DIRECT ACCESS FROM THE SITE TO AN ARTERIAL HIGHWAY AND IS SUBJECT TO THE FOLLOWING:
 - AN ACCESS PERMIT IS OBTAINED FROM THE MARYLAND STATE HIGHWAY ADMINISTRATION AND ALL MSHA REQUIREMENTS ARE COMPLIED WITH.
 - A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT FOR THE JOINT ENTRANCE ONTO MD ROUTE 108 IS RECORDED, AND
 - A CORRECTION PLAT FOR F-95-128, PLAT #11692 TO SHOW A BREAK IN THE RESTRICTED AREA FOR THE ACCESS POINT IS RECORDED.
- ALL FOREST CONSERVATION REQUIREMENTS ARE BEING MET THROUGH THE PAYMENT OF A FEE-IN-LIEU. THIS SITE CARRIES NO ADDITIONAL RESTRICTIONS IN REGARDS TO FOREST CONSERVATION REQUIREMENTS. FEE-IN-LIEU \$13,068.00 PAID 1/12/98.
- THERE ARE NO WETLANDS ON-SITE FOR THIS PROJECT BASED ON A FIELD INSPECTION.
- SEE TAX MAP 37, BLOCK 20 FOR ADJOINING PROPERTIES.



PLAN
SCALE: 1" = 100'



NOTE: SEE ARCHITECTURAL DRAWINGS FOR COMPLETE BUILDING DETAILS AND ELEVATIONS.
WEST ELEVATION - BUILDING A
NO SCALE

SITE ANALYSIS

AREA OF PARCEL A	3.66 ACRES (159,275 SF)
AREA OF PARCEL B	1.90 ACRES (82,878 SF)
TOTAL AREA	5.56 ACRES (242,153 SF)
DISTURBED AREA	6.05 ACRES (263,707 SF)
PRESENT ZONING	B-2
PROPOSED USE	GROCERY/RETAIL
BUILDING COVERAGE	
GROCERY STORE-BUILDING A	38,915 SF
RETAIL STORE-BUILDING B	10,125 SF
TOTAL	49,040 SF (20.2% OF SITE)
# OF PARKING SPACES REQUIRED	
@ 5.0 SP/1000 SF	
BUILDING A	195 SPACES
BUILDING B	51 SPACES
TOTAL	246 SPACES
# OF PARKING SPACES PROVIDED	
BUILDING A	151 SPACES (6 HC)
BUILDING B	95 SPACES (4 HC)
TOTAL	246 SPACES
PAVED AREA	110,081 SF (45.5% OF SITE)

NOTE: AGREEMENT BETWEEN THE TWO PARCELS FOR A CROSS-EASEMENT TO SHARE PARKING AND ACCESS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, 1/26/98.

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

- 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 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, interferes 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.

ADDRESS CHART

BUILDING	STREET ADDRESS
A	6551 WATERLOO ROAD
B	6501 WATERLOO ROAD

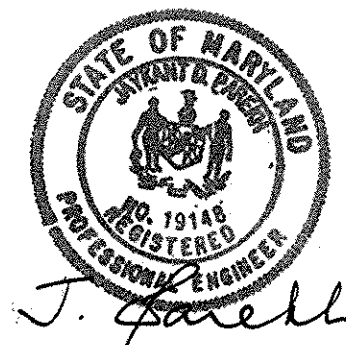
SUBDIVISION NAME -	FOOD LION P-1804 SUBDIVISION	SECT./AREA -		PARCEL -	A & B
PLAT # -	13014	BLOCK # -	20	ZONING -	B-2
		TAX MAP NO. -	37	ELECT. DIST. -	6th
		DENSITY TRACT -			6067.03
WATER CODE -	E08	SEWER CODE -	3460000		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Jay M. Boyd</i> COUNTY HEALTH OFFICER	1-7-98 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>John J. Smith</i> DIRECTOR	2/2/98 DATE
<i>Charles Munnice</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/6/98 DATE
<i>Candy Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/2/98 DATE

DATE NO.	REVISION
OWNER	SPARROW II JOINT VENTURE c/o RICHARD B. TALKIN 4175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-1133
DEVELOPER	MARGARET ROBINSON c/o ROBERT LIDSTON 1334 SULPHUR SPRING ROAD BALTIMORE, MARYLAND 21227 (410) 242-6600
PROJECT	FOOD LION GROCERY STORE / FUTURE RETAIL STORE
AREA	FOOD LION P-1804, PARCELS A & B TAX MAP 37, BLOCK 20 6th ELECTION DISTRICT ZONED B-2
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

DATE	12-16-97
DESIGNED BY:	CJR
DRAWN BY:	RPP
PROJECT NO.:	97119 SDP1.DWG
DATE:	DECEMBER 16, 1997
SCALE:	AS SHOWN
DRAWING NO.:	1 OF 12

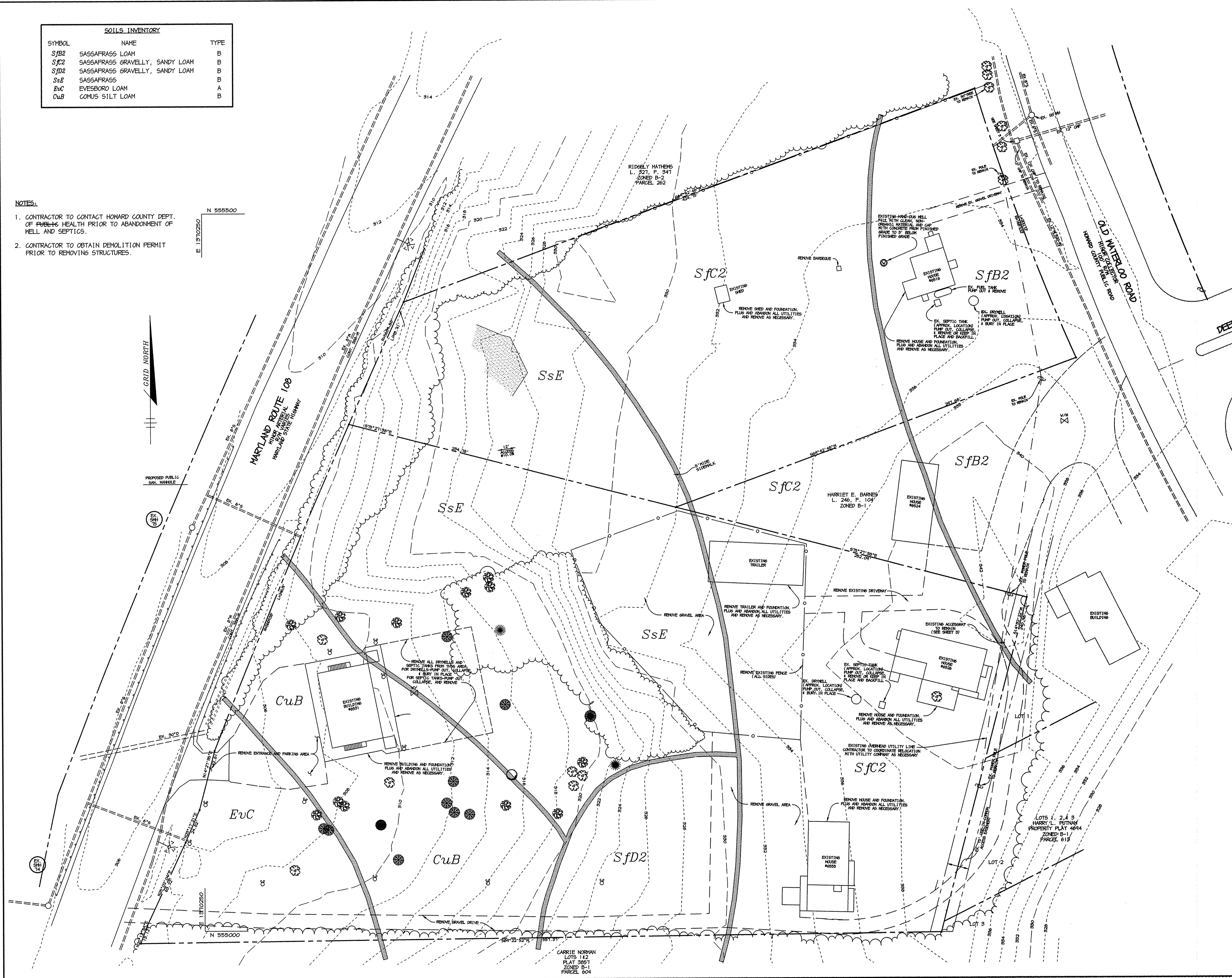


JAYKANT D. PAREKH #19148
SDP-97-106

SOILS INVENTORY		
SYMBOL	NAME	TYPE
SfB2	SASSAFRASS LOAM	B
SfC2	SASSAFRASS GRAVELLY, SANDY LOAM	B
SfD2	SASSAFRASS GRAVELLY, SANDY LOAM	B
SsE	SASSAFRASS	B
EvC	EVESBORO LOAM	A
CuB	COMUS SILT LOAM	B

NOTES:

- CONTRACTOR TO CONTACT HOWARD COUNTY DEPT. OF PUBLIC HEALTH PRIOR TO ABANDONMENT OF WELL AND SEPTICS.
- CONTRACTOR TO OBTAIN DEMOLITION PERMIT PRIOR TO REMOVING STRUCTURES.



APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPARTMENT.	
<i>Joseph M. ...</i> COUNTY HEALTH OFFICER	1-7-98 DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>...</i> DIRECTOR	2/3/98 DATE
<i>...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/6/98 DATE
<i>...</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/2/98 DATE
DATE NO.	REVISION
OWNER	SPARROW II JOINT VENTURE c/o RICHARD B. TALKIN 5175 GULLFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7133
DEVELOPER	MARGARET ROBINSON c/o ROBERT LIDSTON 1334 SULPHUR SPRING ROAD BALTIMORE, MARYLAND 21227 (410) 242-6600
PROJECT	FOOD LION GROCERY STORE / FUTURE RETAIL STORE
AREA	FOOD LION P-1804, PARCELS A & B TAX MAP 37, BLOCK 20 6th ELECTION DISTRICT ZONED B-2
TITLE	DEMOLITION PLAN AND EXISTING CONDITIONS
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	
12-16-97 DATE	DESIGNED BY : CJR
	DRAWN BY: RPP
	PROJECT NO : 97119 SDP2.DWG
	DATE : DECEMBER 16, 1997
SCALE : 1"=30'	DRAWING NO. 2 OF 12
JAYKANT D. PAREKH #19148	SDP-97-106

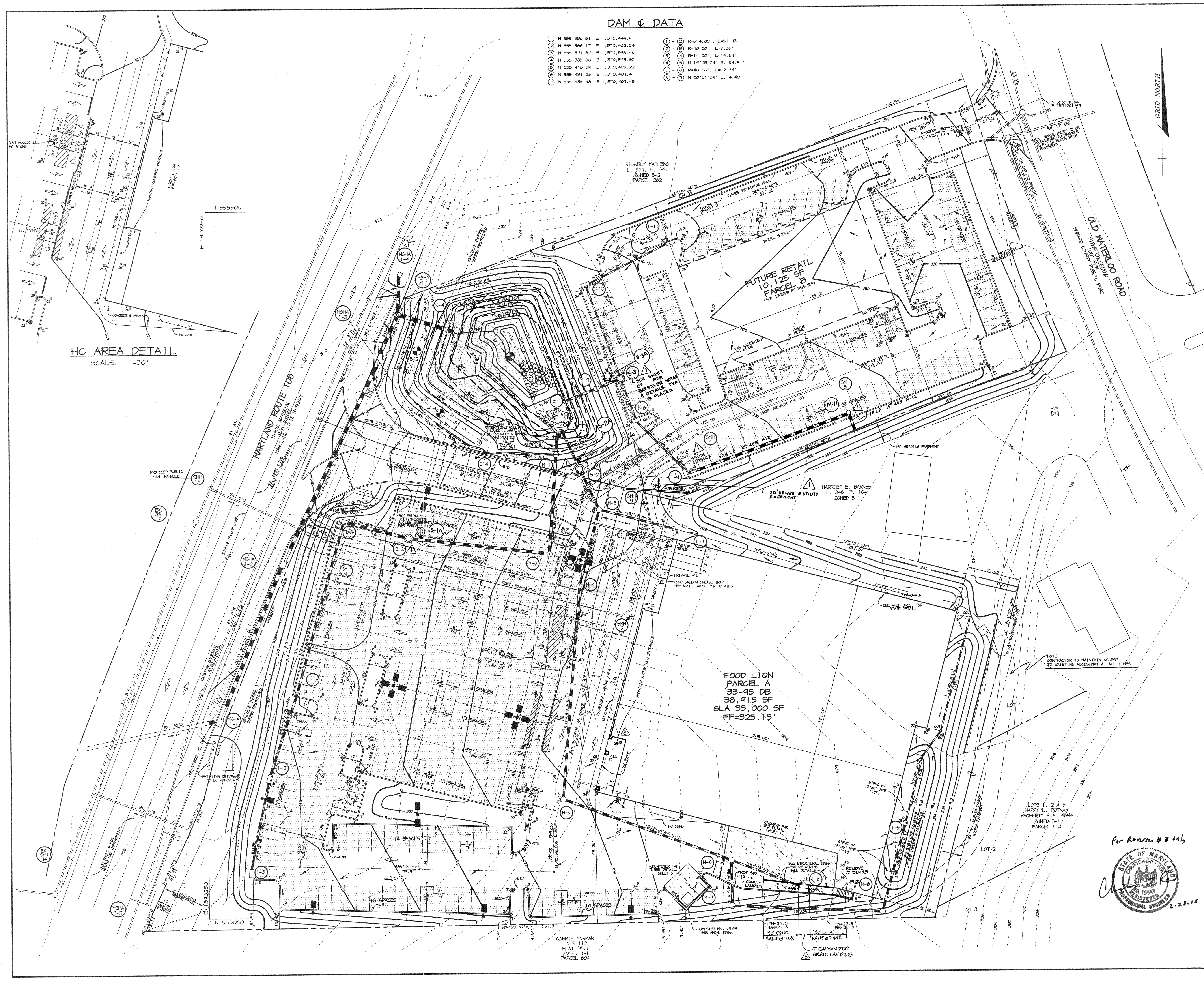
DAM & DATA

- | | |
|-------------------------------|---------------------------|
| ① N 555,356.51 E 1,370,444.91 | ①-② R=674.00', L=91.78' |
| ② N 555,366.17 E 1,370,402.54 | ②-③ R=40.00', L=8.35' |
| ③ N 555,371.87 E 1,370,396.46 | ③-④ R=14.00', L=1.64' |
| ④ N 555,385.60 E 1,370,398.82 | ④-⑤ N 14°03'24" E, 34.41' |
| ⑤ N 555,418.94 E 1,370,405.22 | ⑤-⑥ R=40.00', L=12.94' |
| ⑥ N 555,431.28 E 1,370,407.41 | ⑥-⑦ N 00°11'34" E, 4.40' |
| ⑦ N 555,435.68 E 1,370,407.45 | |

LEGEND

- LIGHT DUTY PAVING
- HEAVY DUTY PAVING
- STREET LIGHT-SEE NOTE
- SITE LIGHT (SINGLE)-SEE NOTE

- NOTES:**
- STREET LIGHTS TO BE 150 WATT VAPOR PENDANT FIXTURES MOUNTED AT 50' WITH BRONZE FIBERGLASS POLE AND 12' ARM. SITE LIGHTS TO BE 1000 WATT METAL HALIDE VERTICAL LAMPS ON SHAFTS ON 2'-6" BASE WITH 3/4" POLE (SINGLE, DOUBLE, OR QUAD).
 - ALL LIGHTS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIAL PROPERTIES.
 - ALL CURB RADIUS ARE 5' UNLESS OTHERWISE LABELED.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE LABELED.
 - * LIMITS OF STD/REV CURB AND GUTTER.



HC AREA DETAIL
SCALE: 1"=30'

9/9/98
DATE

Arthur E. Muegge
ARTHUR E. MUEGGE # 8707

FOR REVISION:
NO. 2, DATED 8/9/98
NO. 1, DATED 8/3/98

AS-BUILT CERTIFICATE

Arthur E. Muegge 8-16-99
ARTHUR E. MUEGGE # 8707 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Jose M. Boyd 1-7-98
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David Little 2/1/98
DIRECTOR DATE

Chad Brannen 1/6/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cathy Hamilton 2/2/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

9/9/98 AS-BUILT & ASSOCIATED PIPE - ADDED 8" PUBLIC SAN. # 20' EASEMENT
8/3/98 REPLACED "STORMCATCHER" UNITS @ 511, 5-2, REPLACED M-10, WITH "BAYSWEATER" UNITS @ ALL 3 LOCATIONS.

DATE NO. REVISION

OWNER SPARROW II JOINT VENTURE
c/o RICHARD B. TALKIN
4175 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
(410) 730-7733

DEVELOPER MARGARET ROBINSON
c/o ROBERT LIDSTON
1334 SULLY SPRING ROAD
BALTIMORE, MARYLAND 21227
(410) 242-6600

PROJECT ASTON PROPERTIES
6525 MORRISON BLVD., SUITE 300
CHARLOTTE, NC 28211
(704) 366-1337

PROJECT FOOD LION
GROCERY STORE / FUTURE RETAIL STORE

AREA FOOD LION P-1804, PARCELS A & B
TAX MAP 37, BLOCK 20
6th ELECTION DISTRICT
ZONED B-2

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

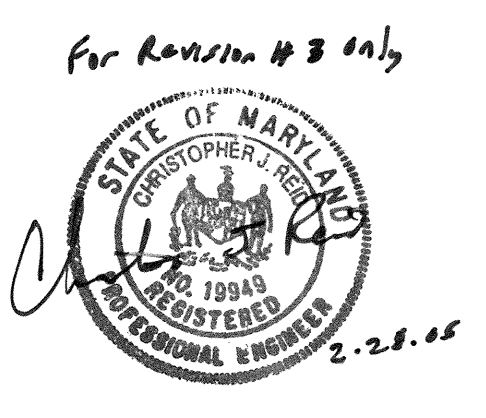
12-16-97
DATE

DESIGNED BY: CJR
DRAWN BY: RPP
PROJECT NO: 97119
SDP3.DWG
DATE: DECEMBER 16, 1997
SCALE: 1"=30'
DRAWING NO. 3 OF 12

J. Parekh
JAYKANT D. PAREKH #19148

AS-BUILT
8-16-99

SDP-97-106



DRAINAGE AREA DATA

INLET	D. A.	'C' FACTOR	ZONING	% IMP.
I-1	0.5 ac	.87	B-2	100
I-1A	0.1	.87	B-2	100
I-2	0.3	.87	B-2	100
I-3	0.6	.87	B-2	100
I-4	0.2	.87	B-2	100
I-5	1.2	.71	B-2	75
I-6	0.2	.56	B-2	50
I-7	0.2	.24	B-2	0
I-8	0.1	.87	B-2	100
I-9	1.0	.62	B-2	60
I-10	0.1	.87	B-2	100
I-11	0.5	.74	B-2	80
MSHA-1	0.3	.72	B-2	85
MSHA-2	0.3	.72	B-2	85
MSHA-3	0.3	.72	B-2	85
MSHA-4	2.9	.72	B-2	85

STORMWATER MANAGEMENT DESIGN SUMMARY - SMM#1
DRAINAGE AREA: 5.64 ac

DESIGN STORM (YR.)	ALLOWABLE RELEASE (C.F.S.)	FACILITY INFLOW (C.F.S.)	FACILITY DISCHARGE (C.F.S.)	WATER SURFACE ELEVATION (FT.)	STORAGE VOLUME (AC. FT.)
2	2.2	19.0	2-0188	311.97	0.502
10	9.7	32.7	0-2608	313.64	0.827
100	N/A	47.4	34.9	315.63	1.111

LEGEND

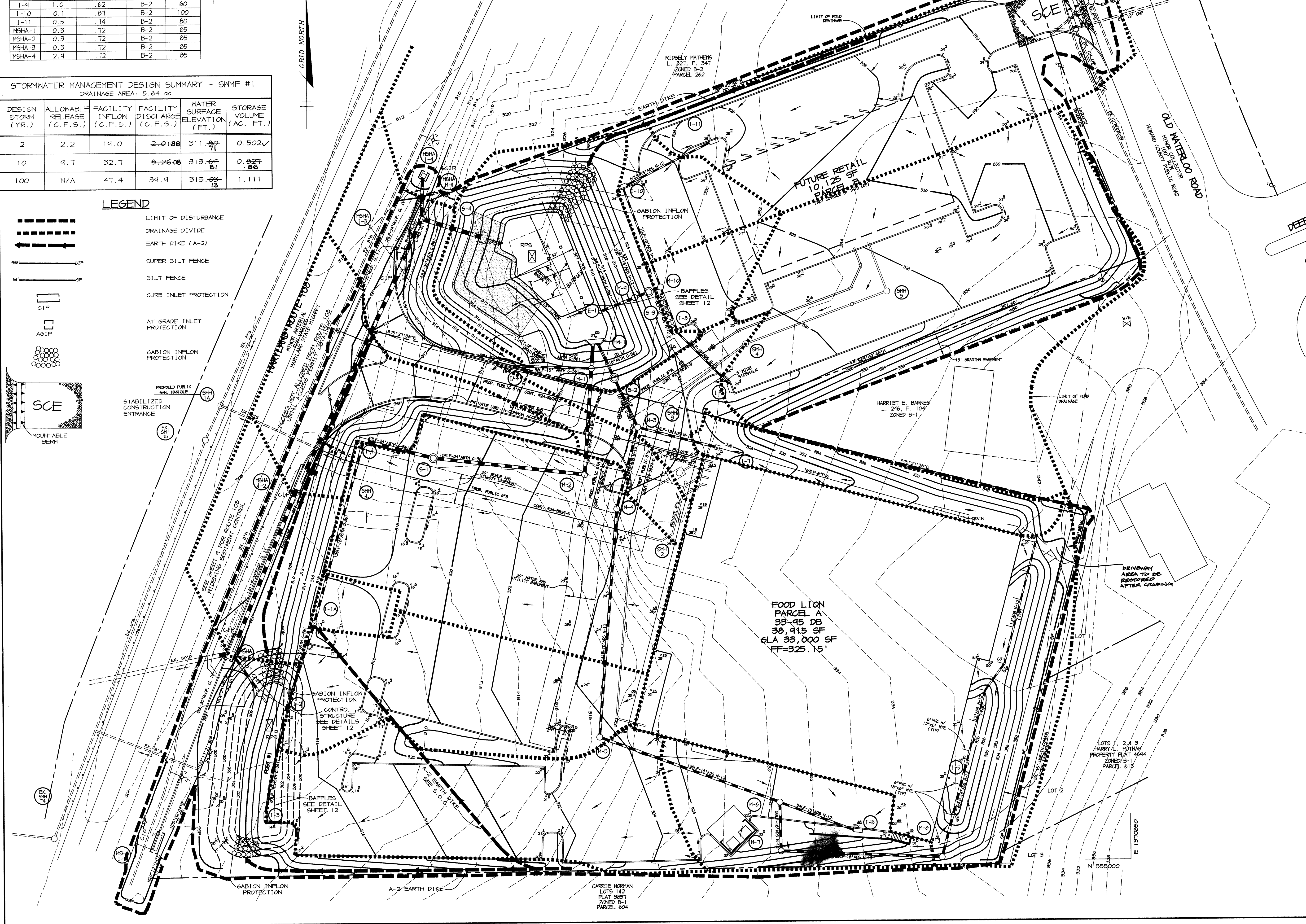
- LIMIT OF DISTURBANCE
- - - DRAINAGE DIVIDE
- A-2 EARTH DIKE
- SUPER SILT FENCE
- SILT FENCE
- CURB INLET PROTECTION
- AT GRADE INLET PROTECTION
- GABION INFLOW PROTECTION
- PROPOSED PUBLIC SANI. MANHOLE
- STABILIZED CONSTRUCTION ENTRANCE
- SCE MOUNTABLE BERM

SEDIMENT BASIN #1

DRAINAGE AREA (PRE DEV.)	1.26 ac
DRAINAGE AREA (POST DEV.)	5.64 ac
STORAGE VOLUME REQ'D	10,152 cf (wet) 10,152 cf (dry)
STORAGE VOLUME PROVIDED	10,503 cf (wet) @ 304.8 11,574 cf (dry) @ 312.7
BOTTOM ELEVATION	307.0
BOTTOM DIMENSIONS	70' X 42'
RISER CREST ELEVATION	312.7
TOP OF DAM	317.0
CLEANOUT ELEVATION	308.5
CLEANOUT DISTANCE FROM TOP OF RISER	8.5'

PIPE OUTLET SEDIMENT TRAP #1

DRAINAGE AREA (PRE DEV.)	3.10 ac
DRAINAGE AREA (POST DEV.)	3.10 ac
STORAGE VOLUME REQ'D	5580 cf (wet) 5580 cf (dry)
STORAGE VOLUME PROVIDED	5623 cf (wet) @ 303.8 5650 cf (dry) @ 305.2
BOTTOM ELEVATION	302.0
BOTTOM DIMENSIONS	104' X 27'
RISER CREST ELEVATION	305.2
TOP OF DAM	308.5
CLEANOUT ELEVATION	302.8
CLEANOUT DISTANCE FROM TOP OF RISER	5.34'



CERTIFICATE

STATE OF MARYLAND
PROFESSIONAL ENGINEER
ARTHUR E. MUEGGE # 8707
DATE: 8-6-99

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
J. PAREKH #19148
COUNTY HEALTH OFFICER
DATE: 1-7-98

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: J. PAREKH
DATE: 12/16/97

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. PAREKH
DATE: 12-16-97

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.

CHERYL SUMMERS, C.S.
NATURAL RESOURCES CONSERVATION SERVICE
DATE: 12/30/97

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

CLIFF V. SULLIVAN
HOWARD SOIL CONSERVATION DISTRICT
DATE: 12/30/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: [Signature]
DATE: 2/3/98

CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature]
DATE: 1/2/98

CHIEF, DIVISION OF LAND DEVELOPMENT: [Signature]
DATE: 2/2/98

DATE	NO.	REVISION

OWNER: SPARROW II JOINT VENTURE
c/o RICHARD B. TALKIN
9175 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
(410) 730-1133

DEVELOPER: MARGARET ROBINSON
c/o ROBERT LIDSTON
1334 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227
(410) 242-6600

PROJECT: FOOD LION
GROCERY STORE / FUTURE RETAIL STORE

AREA: FOOD LION P-1804, PARCELS A & B
TAX MAP 37, BLOCK 20
6th ELECTION DISTRICT
ZONED B-2

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: 12-16-97

DESIGNED BY: CJR
DRAWN BY: RPP
PROJECT NO: 97119
SDP4.DWG
DATE: DECEMBER 16, 1997
SCALE: 1"=30'
DRAWING NO. 4 OF 12

JAYKANT D. PAREKH #19148
SDP-97-106

AS-BUILT
8-16-99

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed 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 ryegrass (3.2 lbs. per 1000 sq.ft.).

Mulching: Apply 1-1/2 to 2 tons per acre (10 to 40 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding.

Refer to the 1988 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.

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.

- 1) 2 tons per acre of well-anchored mulch and seed as soon as possible in the spring.

Mulching: Apply 1-1/2 to 2 tons per acre (10 to 40 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding.

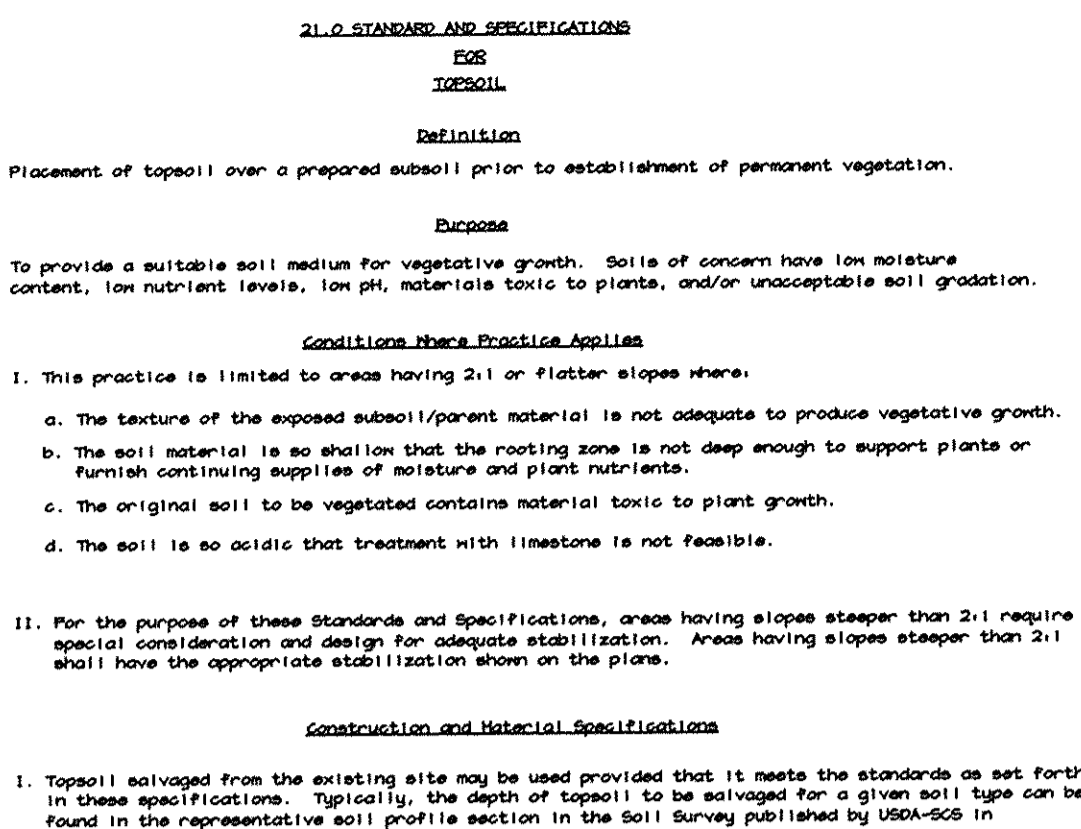
Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

SEDIMENT CONTROL NOTES

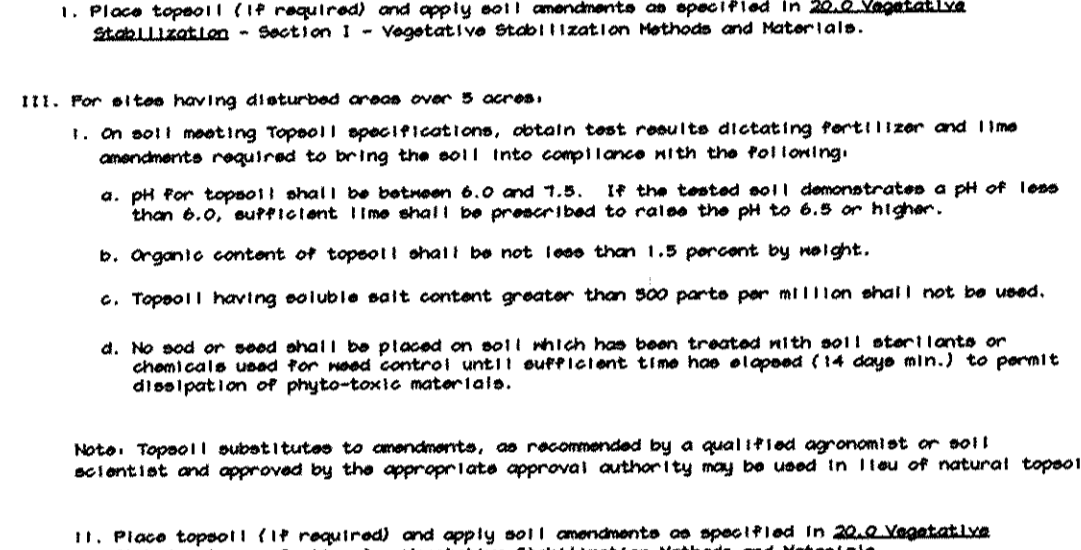
- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1055).

SEQUENCE OF CONSTRUCTION: 1. OBTAIN GRADING PERMIT. 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND INSTALL STORM DRAIN SYSTEM FROM MSHA INLET 1 TO 4 AND ASSOCIATED SEDIMENT CONTROL DEVICES. (1 WEEK)

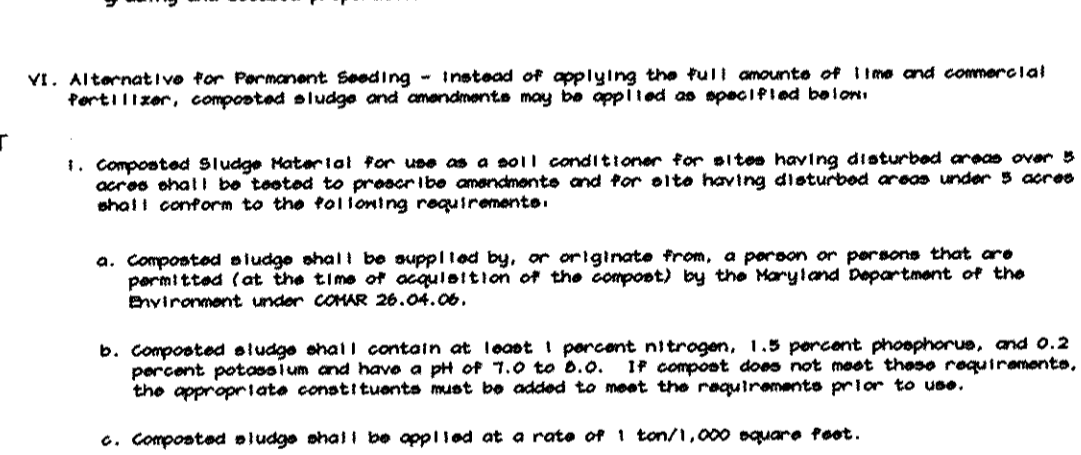
- 1. OBTAIN GRADING PERMIT. 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND INSTALL STORM DRAIN SYSTEM FROM MSHA INLET 1 TO 4 AND ASSOCIATED SEDIMENT CONTROL DEVICES. (1 WEEK)



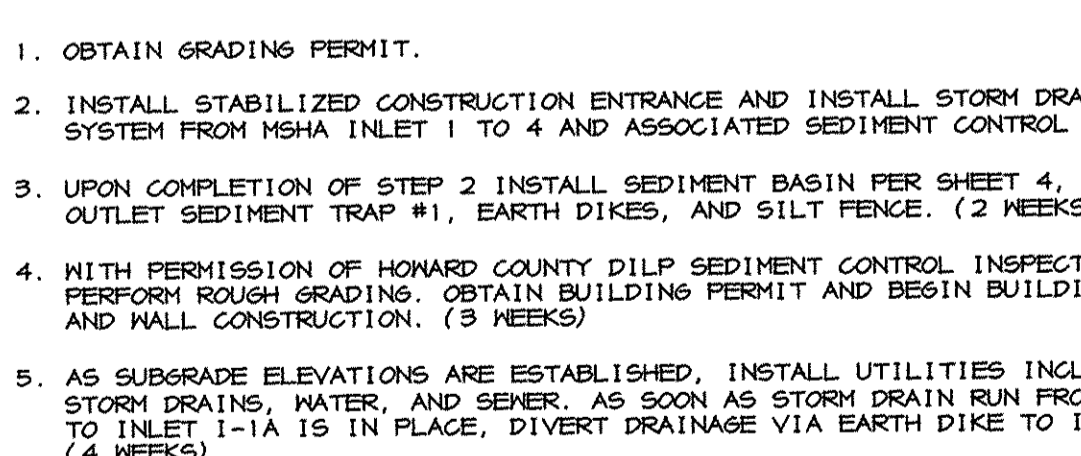
CONSTRUCTION AND HISTORICAL SPECIFICATIONS: 1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications.



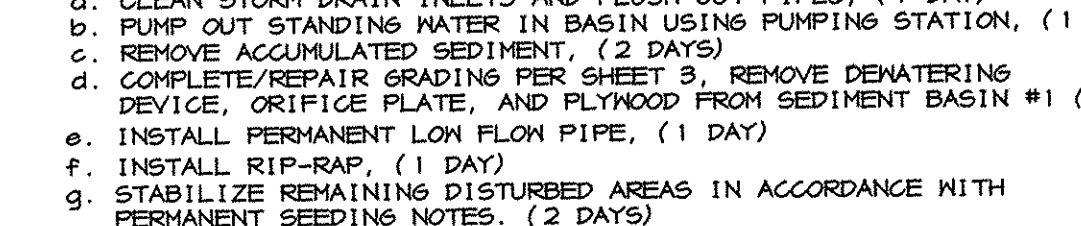
CONSTRUCTION SPECIFICATIONS: 1. The outer pipe should be 48\"/>



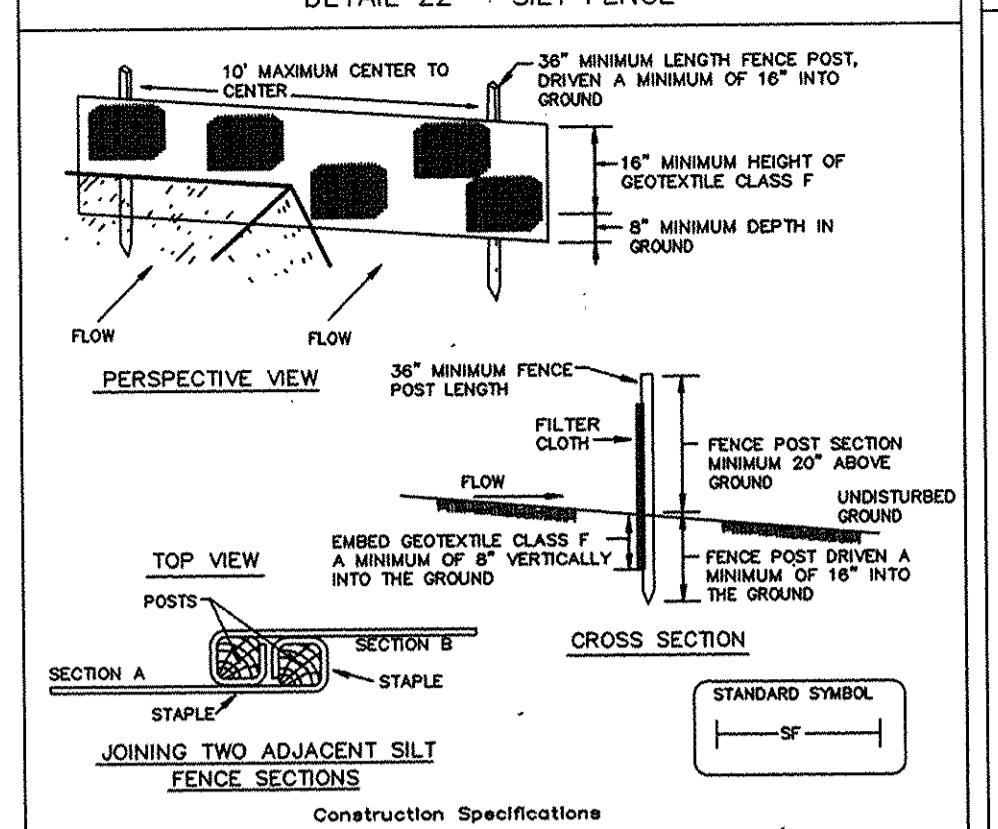
CONSTRUCTION SPECIFICATIONS: 1. Gabion inflow protection shall be constructed of 9\"/>



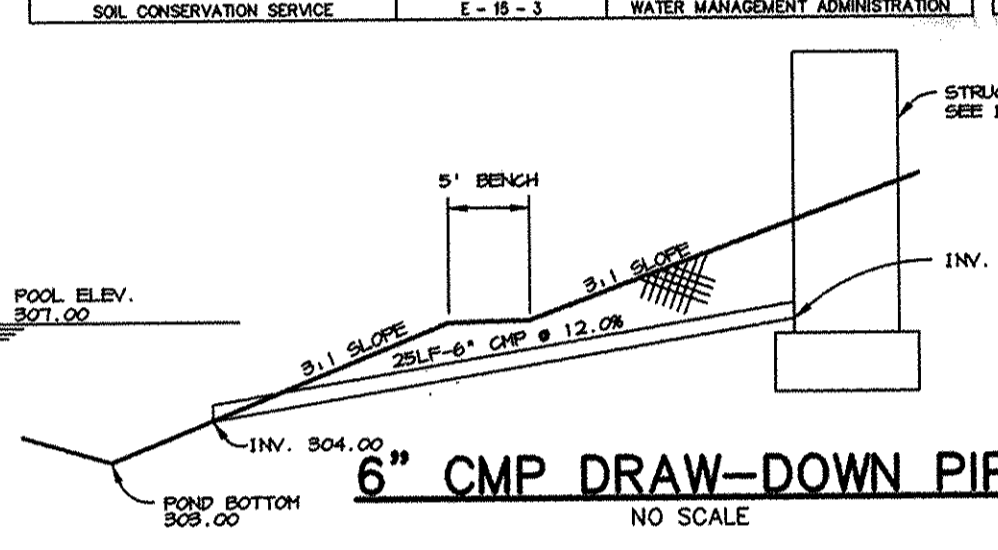
CONSTRUCTION SPECIFICATIONS: 1. The liner shall be at least 16\"/>



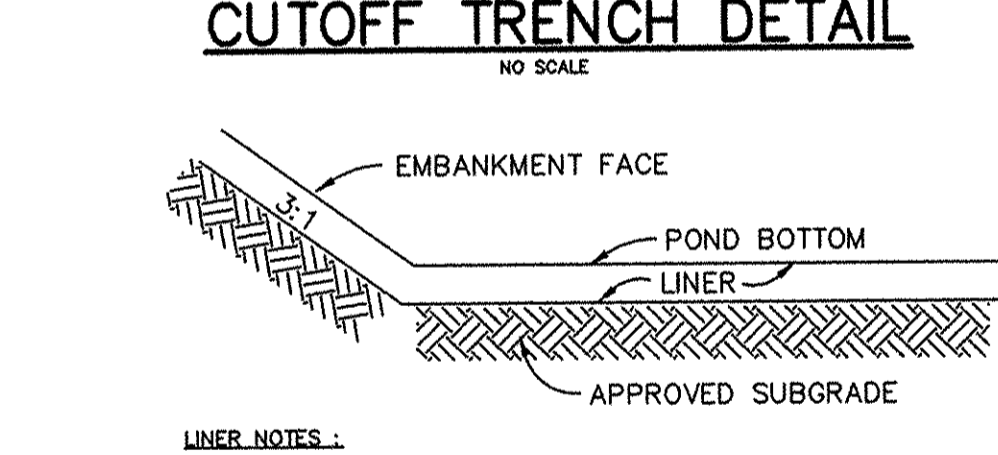
CONSTRUCTION SPECIFICATIONS: 1. PROVIDE LATTITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.) PROVIDE CONTRACTION (DUMMY) JOINT AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS.



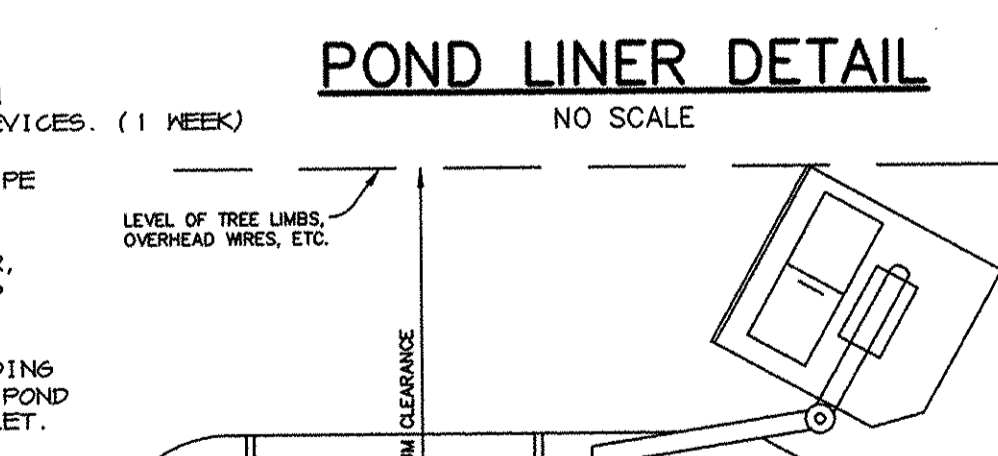
CONSTRUCTION SPECIFICATIONS: 1. Length - minimum of 30' (>30' for single residence lot).



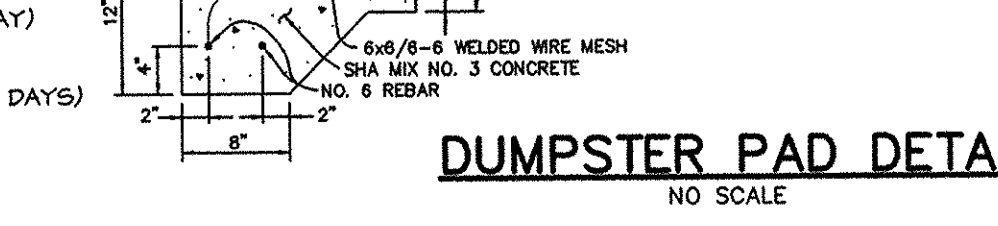
CONSTRUCTION SPECIFICATIONS: 1. The outer pipe should be 48\"/>



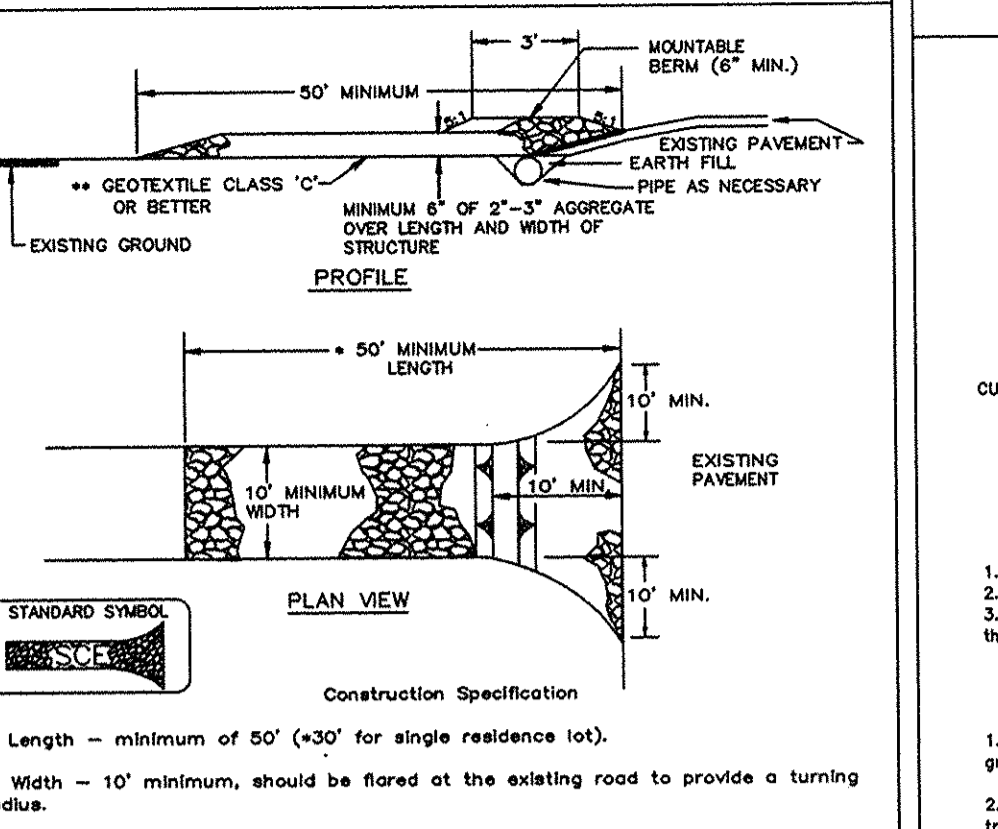
CONSTRUCTION SPECIFICATIONS: 1. Gabion inflow protection shall be constructed of 9\"/>



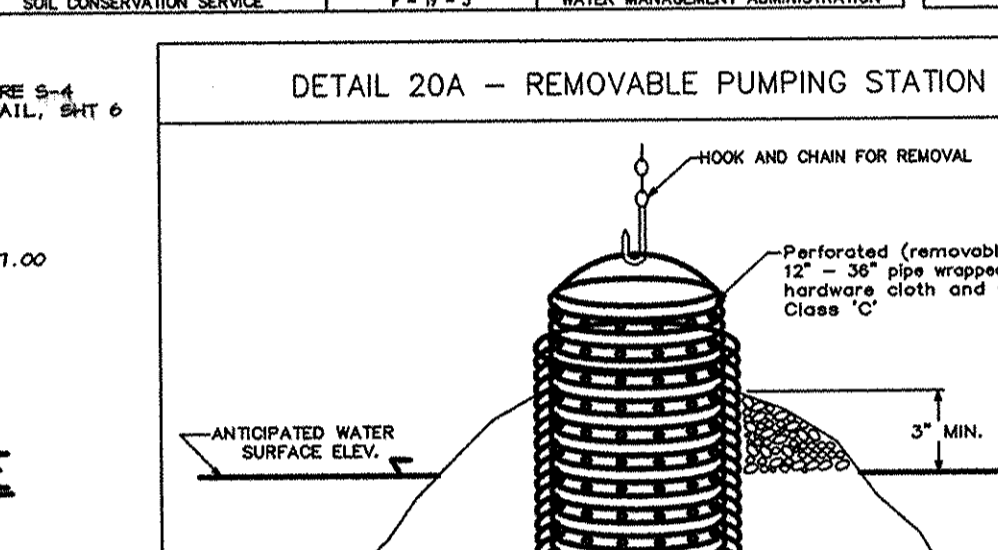
CONSTRUCTION SPECIFICATIONS: 1. The liner shall be at least 16\"/>



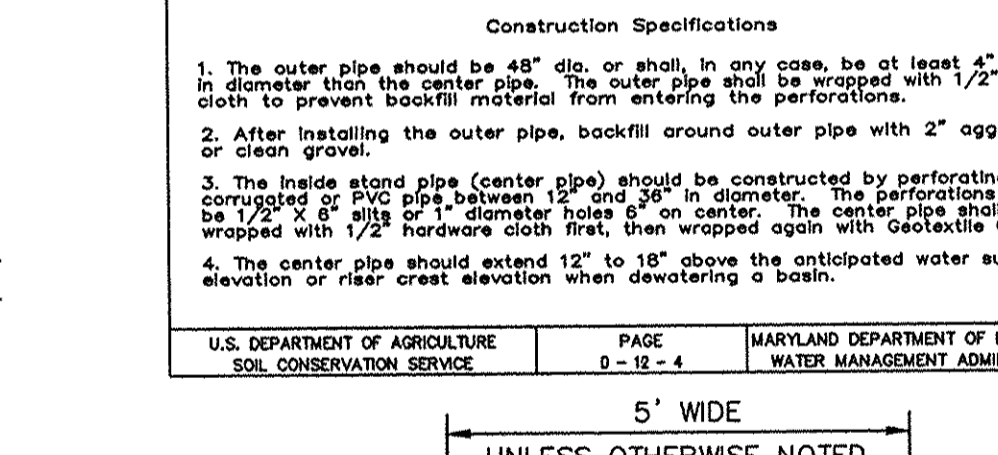
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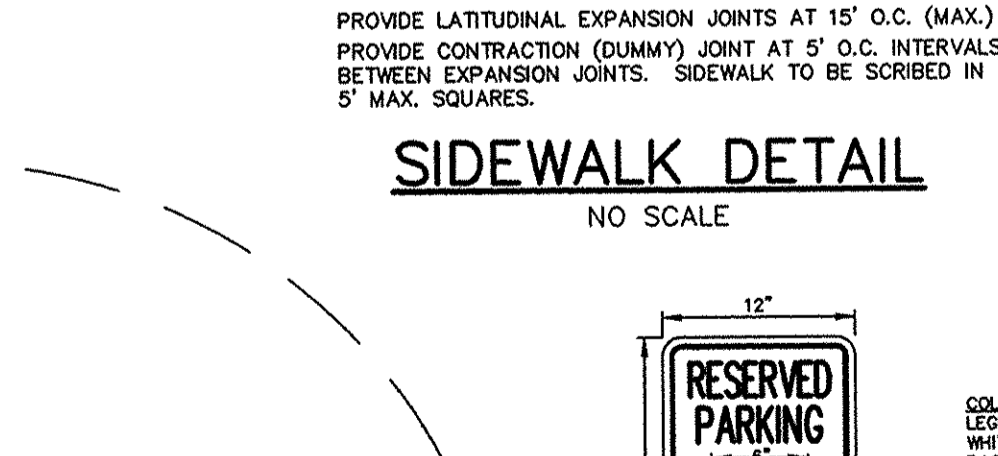
CONSTRUCTION SPECIFICATIONS: 1. Length - minimum of 30' (>30' for single residence lot).



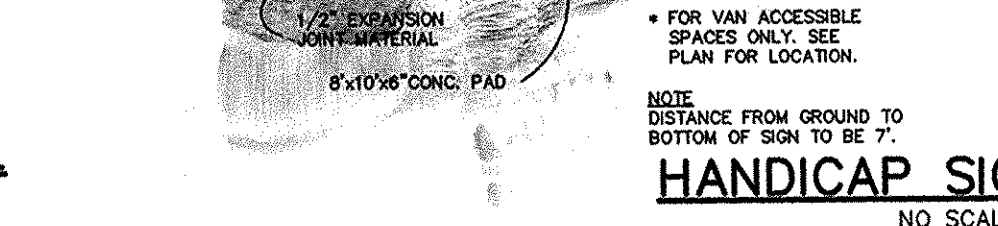
CONSTRUCTION SPECIFICATIONS: 1. The outer pipe should be 48\"/>



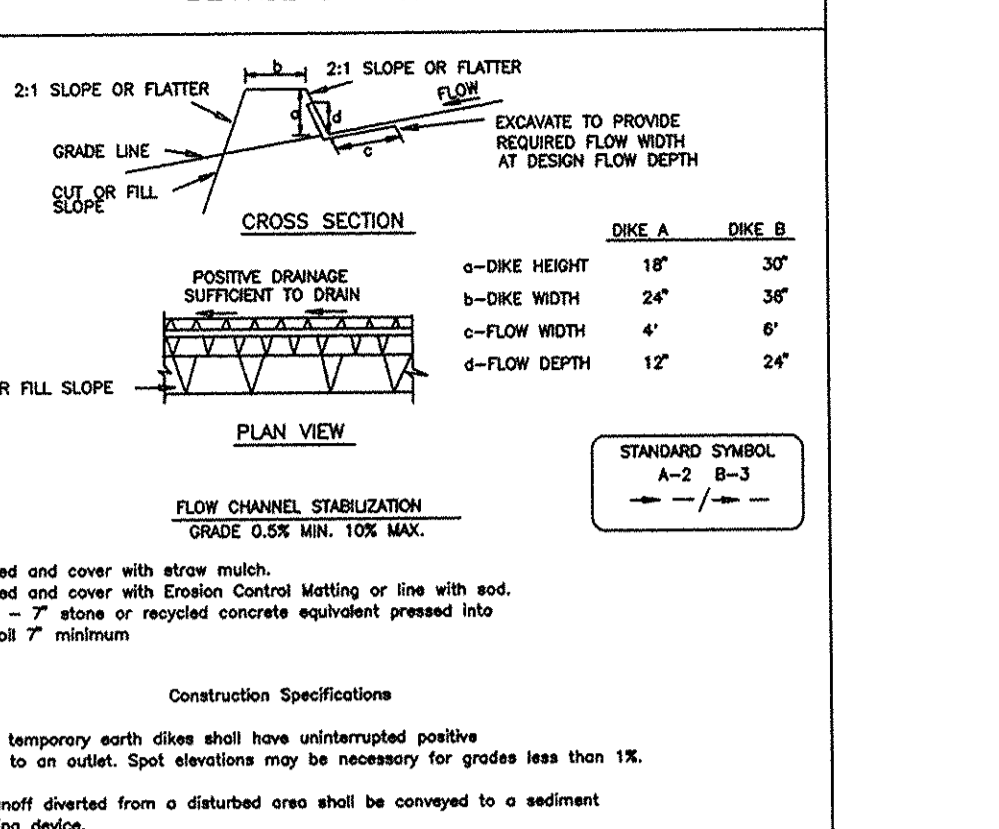
CONSTRUCTION SPECIFICATIONS: 1. Gabion inflow protection shall be constructed of 9\"/>



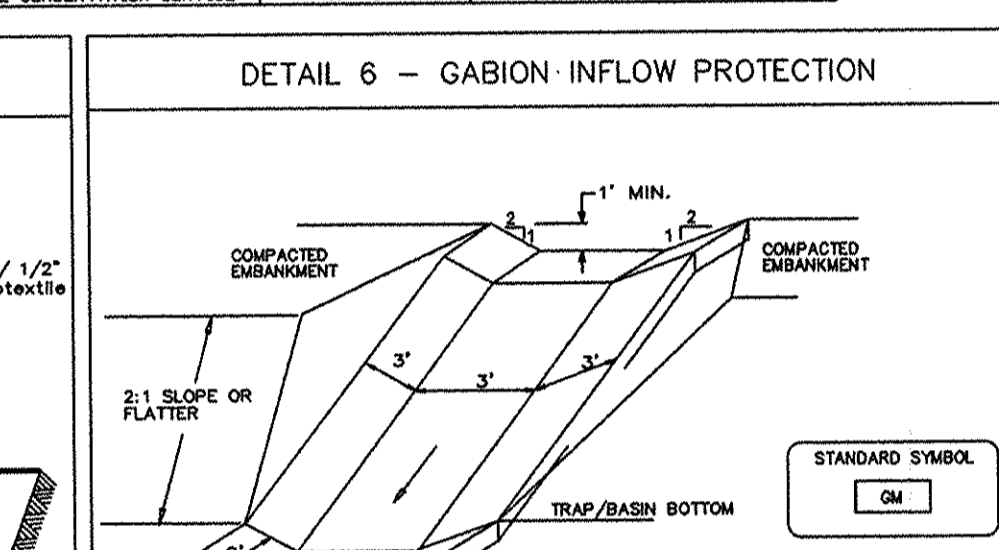
CONSTRUCTION SPECIFICATIONS: 1. The liner shall be at least 16\"/>



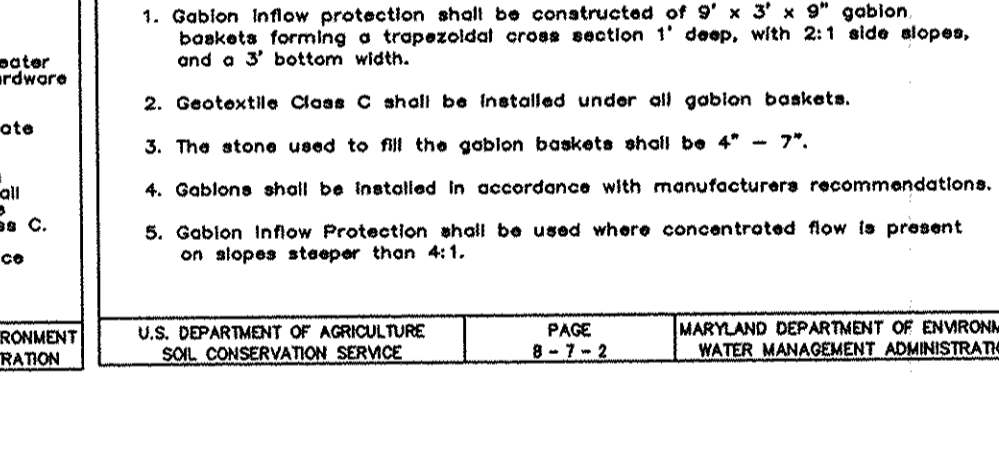
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CONSTRUCTION SPECIFICATIONS: 1. Length - minimum of 30' (>30' for single residence lot).



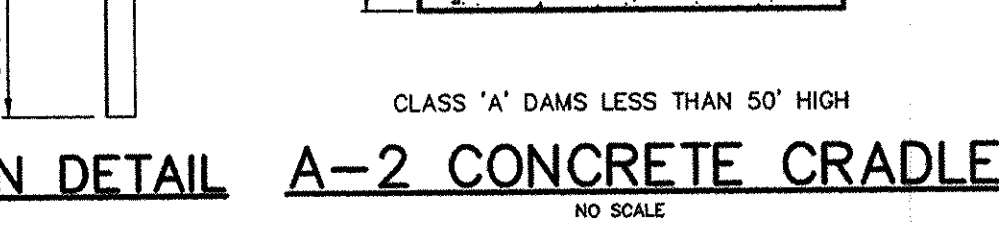
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CONSTRUCTION SPECIFICATIONS: 1. PROVIDE LATTITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.) PROVIDE CONTRACTION (DUMMY) JOINT AT 5' O.C. INTERVALS BETWEEN EXPANSION JOINTS.

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

Developer: J. Farrell, 1-7-98

BY THE DEVELOPER: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS...

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...

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for small pond construction...

Approved: Howard County Department of Planning and Zoning. Director: J. Farrell, 2/2/98

Approved: Margaret Robinson, 1/6/98. Chief, Development Engineering Division.

Project: FOOD LION. Grocery store / future retail store. Area: Food Lion P-1804, parcels A & B.

Notes and details section including title 'RIEMER MUEGGE & ASSOCIATES, INC.', date '12-16-97', and drawing information 'DRAWING NO. 5 OF 12'.

MD-378 STANDARDS AND SPECIFICATIONS

SPECIFICATIONS
These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

SITE PREPARATION
Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed.

Area to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

EARTH FILL
Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable material. Fill material for the center of the embankment and cut off trench shall conform to Unified Soil Classification Co. SC, CH, or CL. Consideration may be given to the use of other materials in the embankment if design and construction are supervised by a geotechnical engineer.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8-inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment. Compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tire or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used.

Where a minimum required density is specified, it shall not be less than 95% of maximum dry density with a moisture content within +/- 2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99.

Cutoff Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter.

The back fill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

STRUCTURE BACKFILL
Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

PIPE CONDUITS
All pipes shall be circular in cross section.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

- 1. Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM Designation C-361. An approved equivalent is AWWA Specification C-302.
2. Bedding - All reinforced concrete pipe conduits shall be laid in a concrete bedding for their entire length. This bedding shall consist of a minimum of 4 inches of concrete placed under the pipe and up the side of the pipe at least 10% of its outside diameter with a minimum thickness of 3 inches, or as shown on the drawings.
3. Laying pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire length, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 2 feet from the riser.
4. Backfilling shall conform to Structure Backfill.
5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

CONCRETE
Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 608, Mix No. 3.

ROCK RIPRAP
All rock shall be dense, sound, and free from cracks, seams, and other defects conducive to accelerated weathering. The rock fragments shall be angular to subangular in shape. The least dimension of an individual rock fragment shall be not less than one-third the greatest dimension of the fragment.

- 1. Bulk specific gravity (saturated surface-dry basis) not less than 2.5.
2. Absorption not more than three percent.
3. Soundness: Weight loss in five cycles not more than 20 percent when sodium sulfate is used.
Bulk specific gravity and absorption shall be determined according to ASTM C 127. The test for soundness shall be performed according to ASTM C 88.

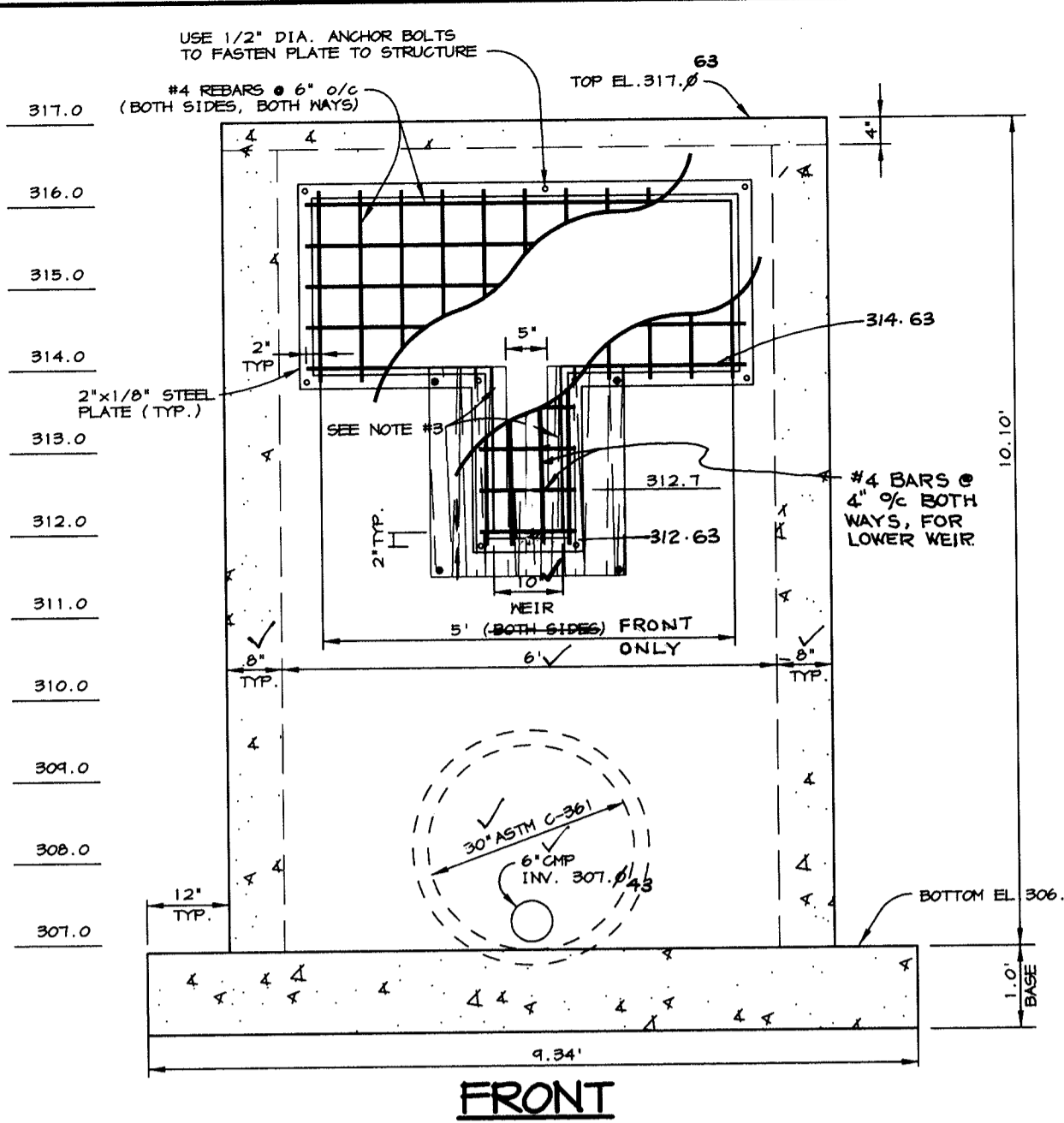
The riprap shall be placed to the required thickness in one operation. The rock shall be delivered and placed in a manner that will insure the riprap in place shall be reasonably homogeneous with the larger rocks uniformly distributed and firmly in contact one to another with the smaller rocks filling the voids between the larger rocks. Filter cloth shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 919.12.

CARE OF WATER DURING CONSTRUCTION
All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from the work area or for maintaining the excavations, foundation, and other parts of the work free from water as required or directed by the engineer for constructing each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be passed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will maintain the stability of the excavated slopes and of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being retained shall be maintained below the bottom of the excavation at such locations which may require draining the water to sumps from which the water shall be pumped.

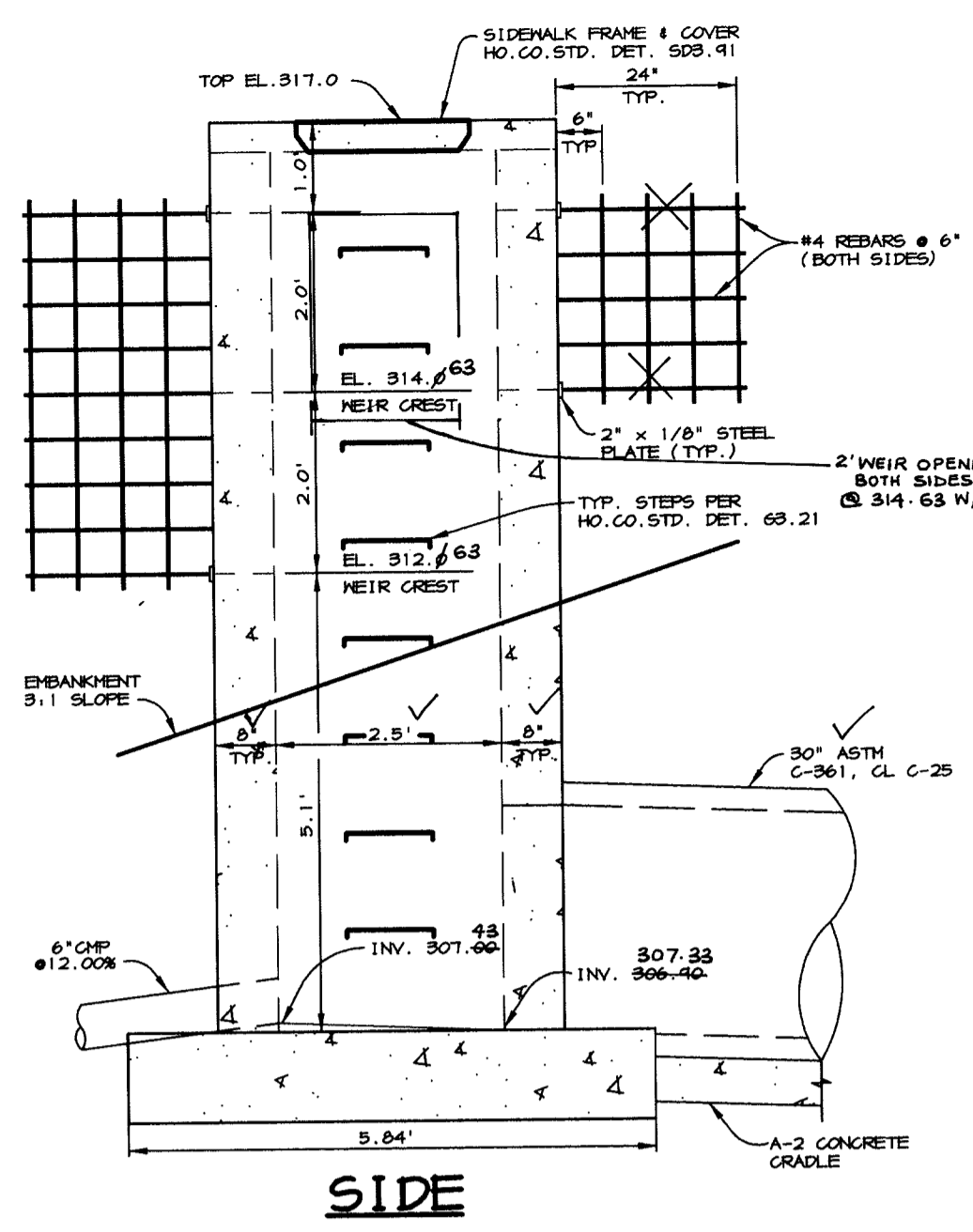
STABILIZATION
All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching in accordance with the Maryland Soil Conservation Service Standards and Specifications for Critical Area Planting (MD-342) or as shown on the accompanying drawings.

EROSION AND SEDIMENT CONTROL
Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures to be employed during the construction process.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

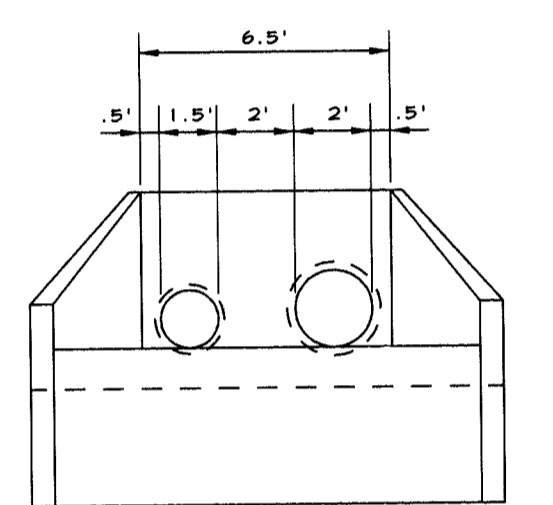


FRONT S-4 DETAIL SCALE: 1"=2'



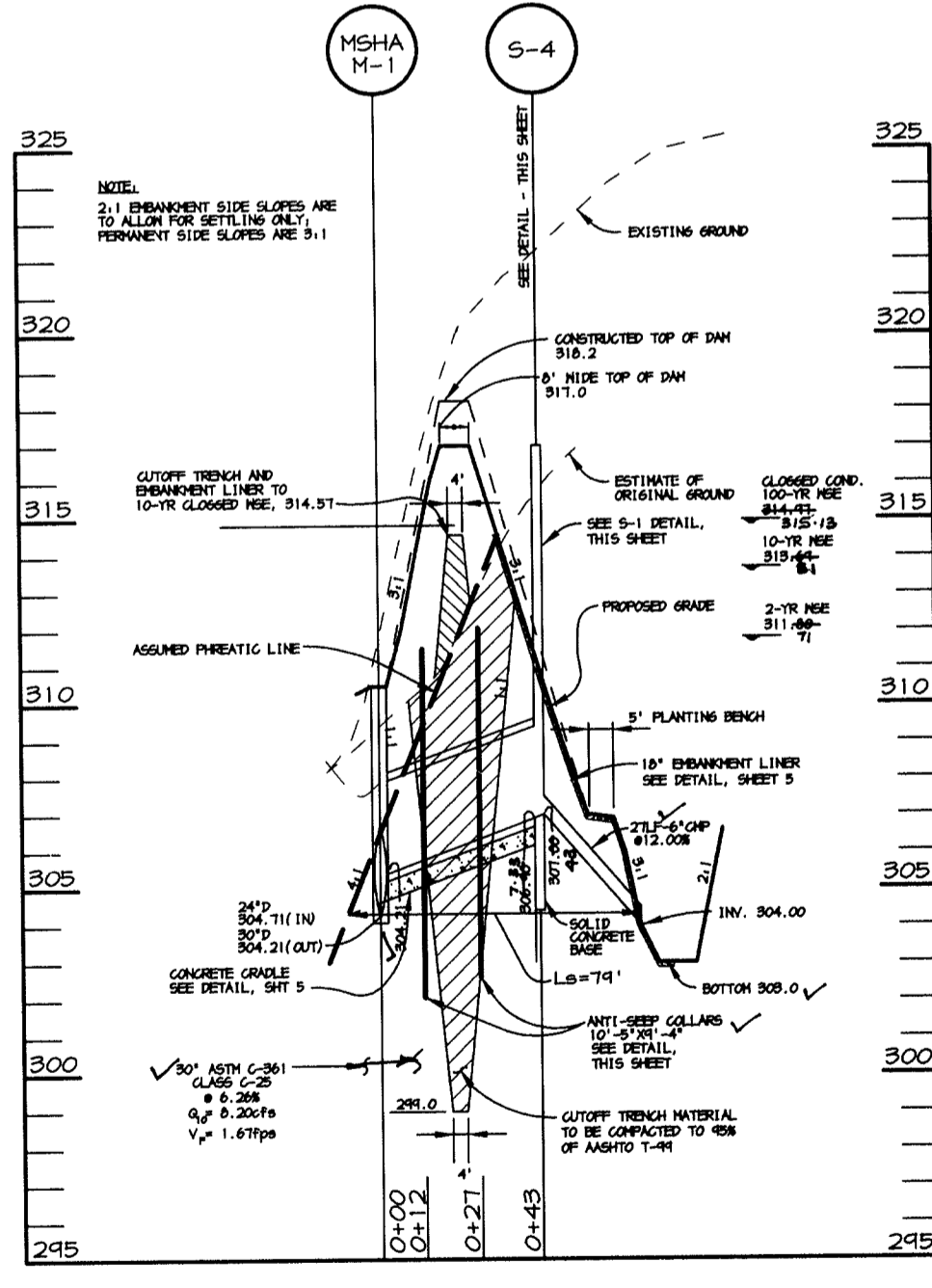
SIDE S-4 DETAIL SCALE: 1"=2'

- NOTES: 1. OTHER THAN THE MODIFICATIONS SHOWN HERE, THIS STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH HO. CO. STD. DETAIL SD 4.01, HOWEVER A BRICK STRUCTURE IS NOT ALLOWED.
2. SHOP DRAWINGS TO BE SUBMITTED TO HOWARD COUNTY AND CONSULTANT PRIOR TO FABRICATION.
3. DURING CONSTRUCTION, FIRST WEIR TO BE BLOCKED USING PLYWOOD BOLTED TO INSIDE OF RISER. ALL SEALS TO BE WATER TIGHT. A 5" WEIR STARTING AT 312.5 TO BE CUT INTO PLYWOOD.
4. GALVANIZE RACKS AFTER FABRICATION AND PAINT BATTLESHIP GRAY.

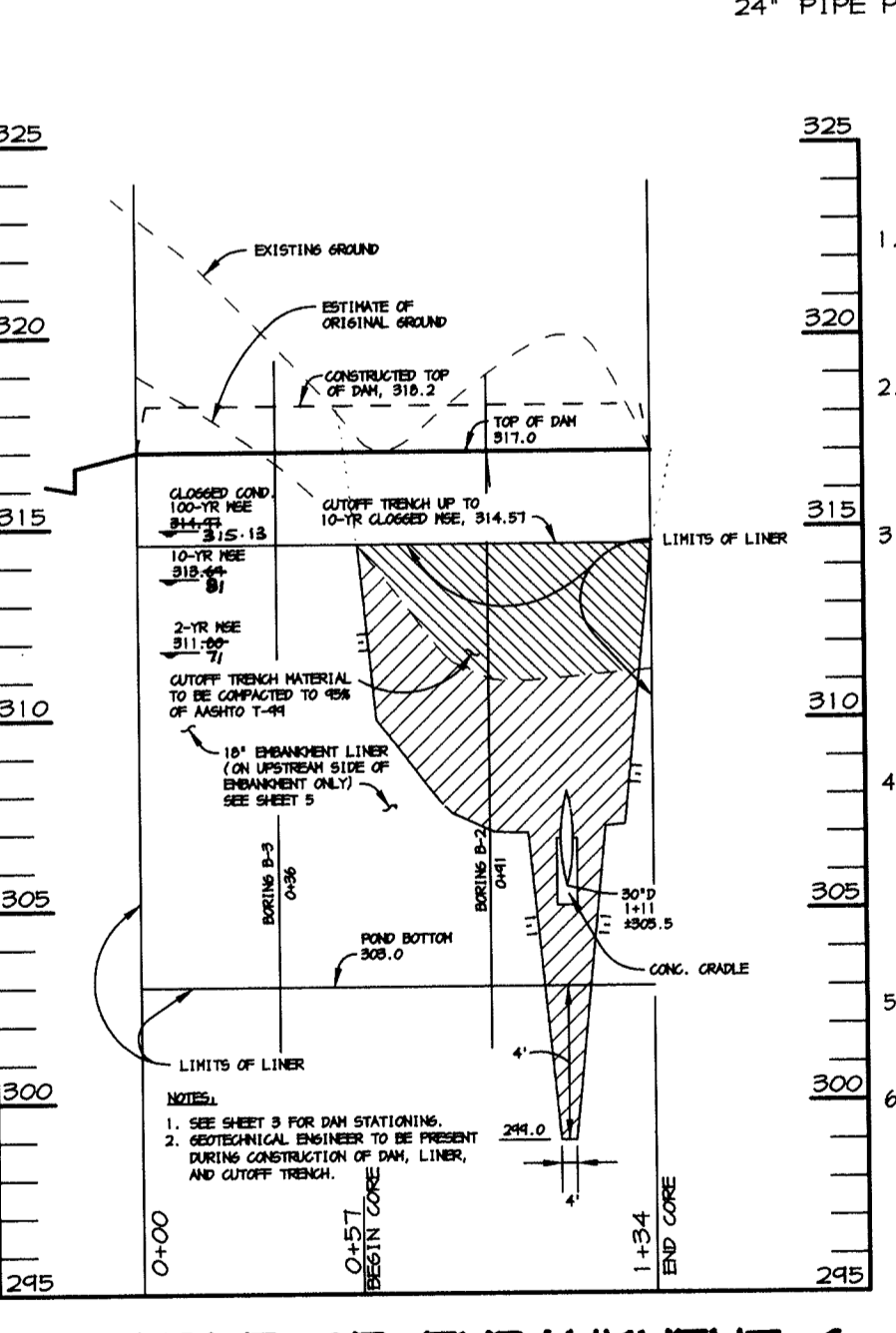


HEADWALL 1 DETAIL NO SCALE

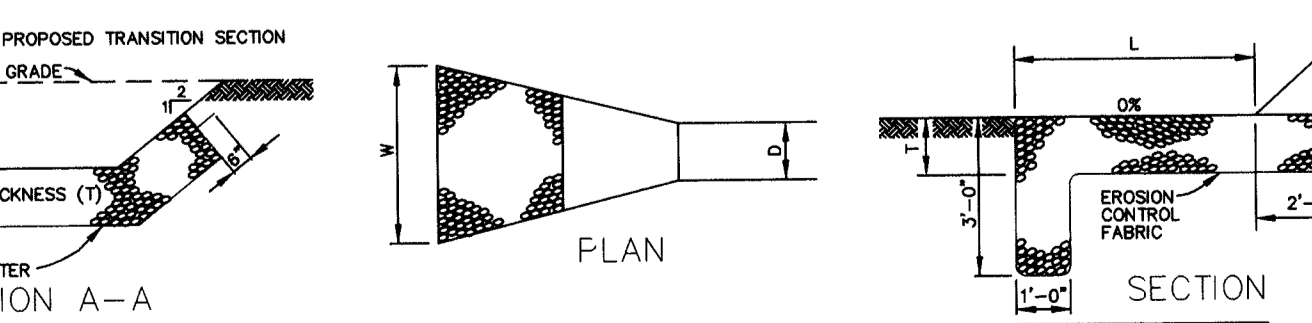
NOTE: OTHER THAN THE DIMENSIONS SHOWN HERE, THIS STRUCTURE SHALL BE CONSTRUCTED AS A HOWARD COUNTY TYPE 'A' HEADWALL FOR 24" PIPE PER HOCC STD. DETAIL SD 5.11



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



PROFILE OF EMBANKMENT & SECTION A-A SCALE: HOR. - 1"=50', VERT. - 1"=5'

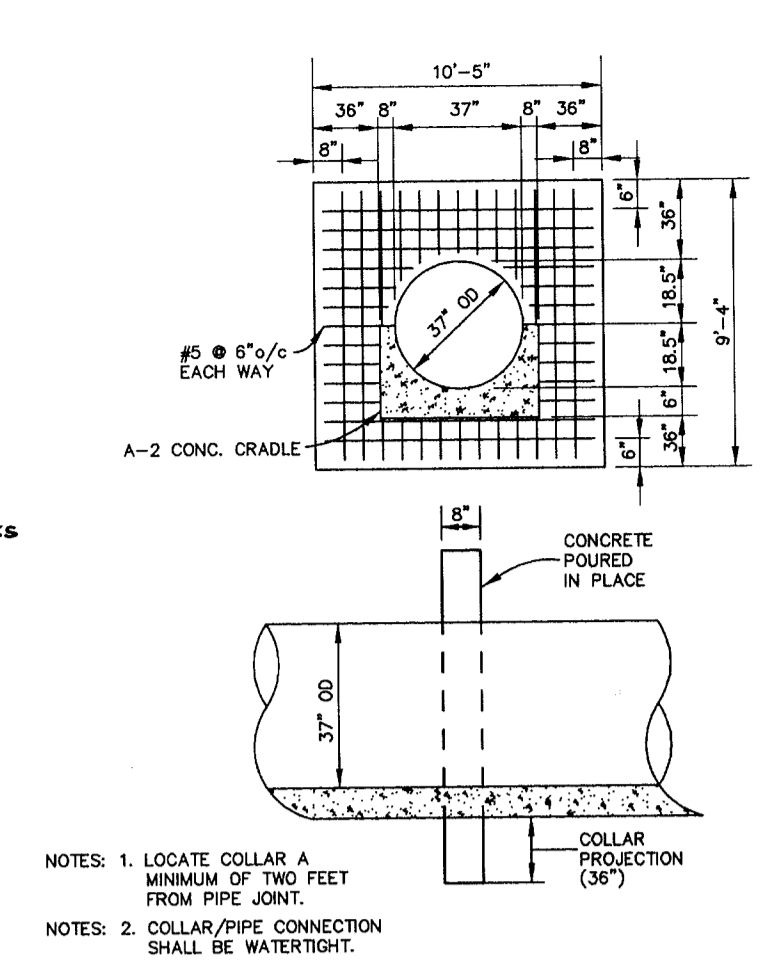


RIPRAP OUTLET PROTECTION DETAIL NO SCALE

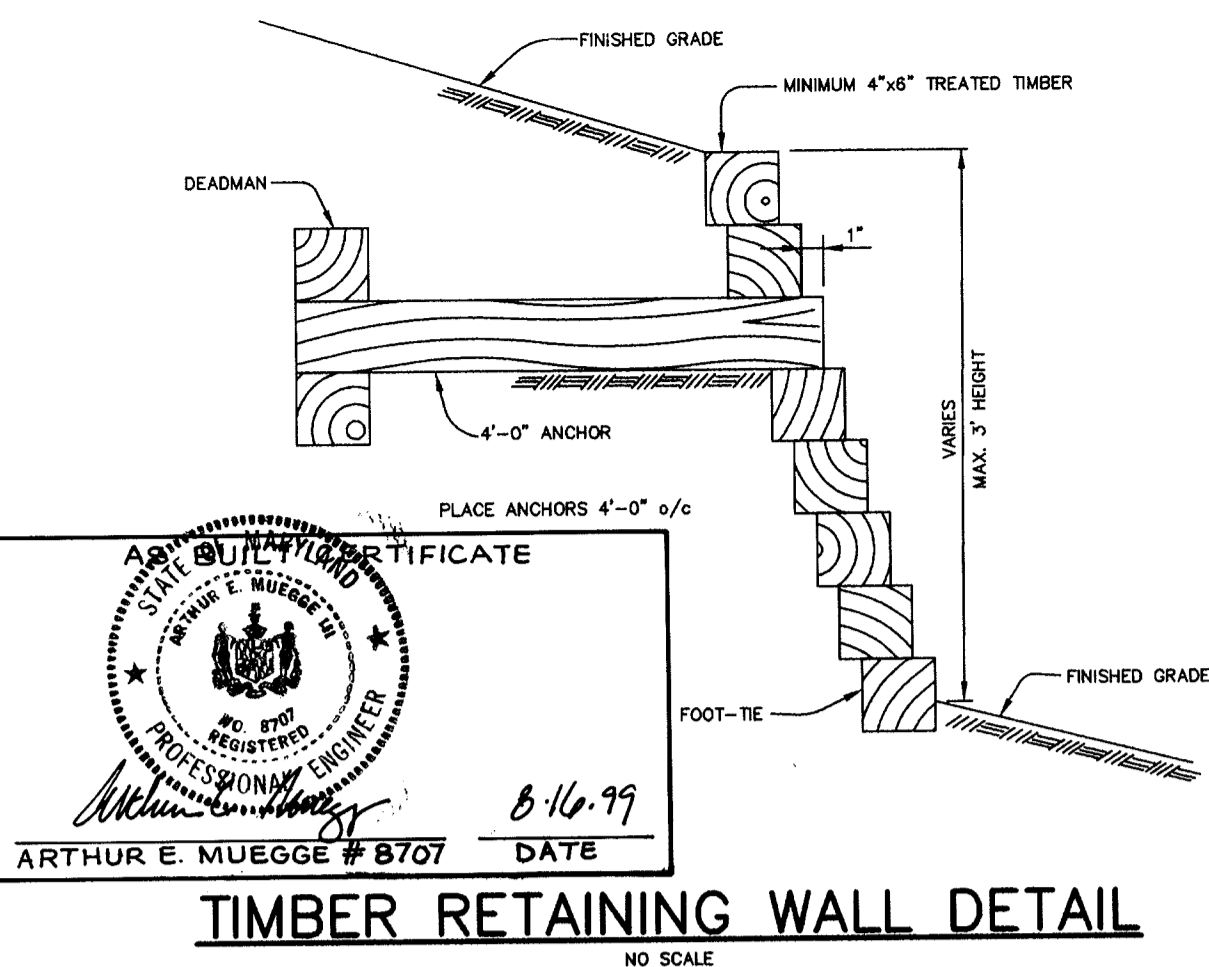
Table with 10 columns: STRUCTURE, MEDIA, DIAM. (IN), LENGTH (L) (FT), WIDTH (W) (FT), THICKNESS (T) (IN), Q10, V, DEPTH (FT), SHA CLASS. Rows include HW-1 and E-1.

GEOTECHNICAL RECOMMENDATIONS FOR POND CONSTRUCTION

- 1. STRUCTURE S-4 FOUNDATION MATERIALS TO BE VISUALLY EXAMINED AND TESTED FOR A NET BEARING PRESSURE OF 2500 psf (MIN.) IMMEDIATELY PRIOR TO PLACEMENT OF FOUNDATION CONCRETE.
2. PRIOR TO BACKFILLING, EXPOSED SURGRADE SHALL BE EXAMINED, PROFFERED, AND/OR PROBED AS NECESSARY AND UNSTABLE MATERIALS SHALL BE REPLACED AND COMPACTED WITH APPROVED FILL.
3. DEWATERING DURING CONSTRUCTION SHALL BE ACCOMPLISHED USING INTERCEPTOR TRENCHES, SUMPS, AND/OR PUMPS AS NECESSARY TO TWO FEET BELOW THE BOTTOM OF THE CONSTRUCTION AREA. SUMPS SHALL BE REMOVED AND BACKFILLED WITH GRAVEL SOILS AFTER CONSTRUCTION. GRAVEL MAY BE USED TO PROVIDE A WORKING SURFACE, BUT NOT BENEATH THE FOOTPRINT OF THE EMBANKMENT.
4. SURFACE RUNOFF SHALL BE DIVERTED AWAY FROM THE LIMITS OF CONSTRUCTION BY BERMING, TRENCHING, AND/OR GRADING AS NECESSARY. THE GROUND SURFACE SHALL BE SEALED WITH A SMOOTH DRUM ROLLER AT THE END OF EACH WORKDAY AND PRIOR TO RAINFALL. WATER SHALL NOT BE ALLOWED TO POND ON TOP OF SLOPE AREAS.
5. A SHEEPSFOOT ROLLER SHALL BE USED FOR COMPACTION. A SMOOTH DRUM ROLLER SHALL BE USED FOR SEALING ONLY.
6. A SOIL TEGANIGIAN SHALL BE PRESENT DURING FILL OPERATIONS TO OBSERVE AND TEST COMPACTION. DENSITY TESTS SHALL BE 1 TEST PER 2500 SF OF FILL AREA (MIN.) FOR EACH LIFT PLACED.



CONCRETE ANTI-SEEP COLLAR NO SCALE



TIMBER RETAINING WALL DETAIL NO SCALE

STRUCTURE SCHEDULE table with columns: STRUCTURE, TYPE, LOCATION, INV. IN, INV. OUT, TOP, REMARKS. Lists structures I-1 through M-11 with their respective details and locations.

- NOTES: * LOCATION IS AT CENTER OF THROAT OPENING AT FACE OF CURB FOR INLETS. TOP ELEVATION IS TOP OF CURB/GRATE/RIM OR THROAT OPENING FOR 'D' INLETS.
* LOCATION IS OUTSIDE WALLS OF CURB OPENING AT FACE OF CURB FOR INLETS. TOP ELEVATION IS TOP/FACE OF CURB.

Table with 7 columns: STRUCTURE, TYPE, LOCATION, INV. IN, INV. OUT, TOP, REMARKS. Lists structures M-10 through M-11.

8/9/98 DATE
FOR REVISION: No. 2 - DATED 9/9/98 No. 1 - DATED 8/3/98

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
J. Farrell 12-16-97 DATE

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.

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 12-16-97 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.
Howard County Department of Planning and Zoning 2/2/98 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Director 2/2/98 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
Chief, Division of Land Development 2/2/98 DATE

OWNER: SPARRON II JOINT VENTURE c/o RICHARD B. TALKIN 9175 GULLFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7733

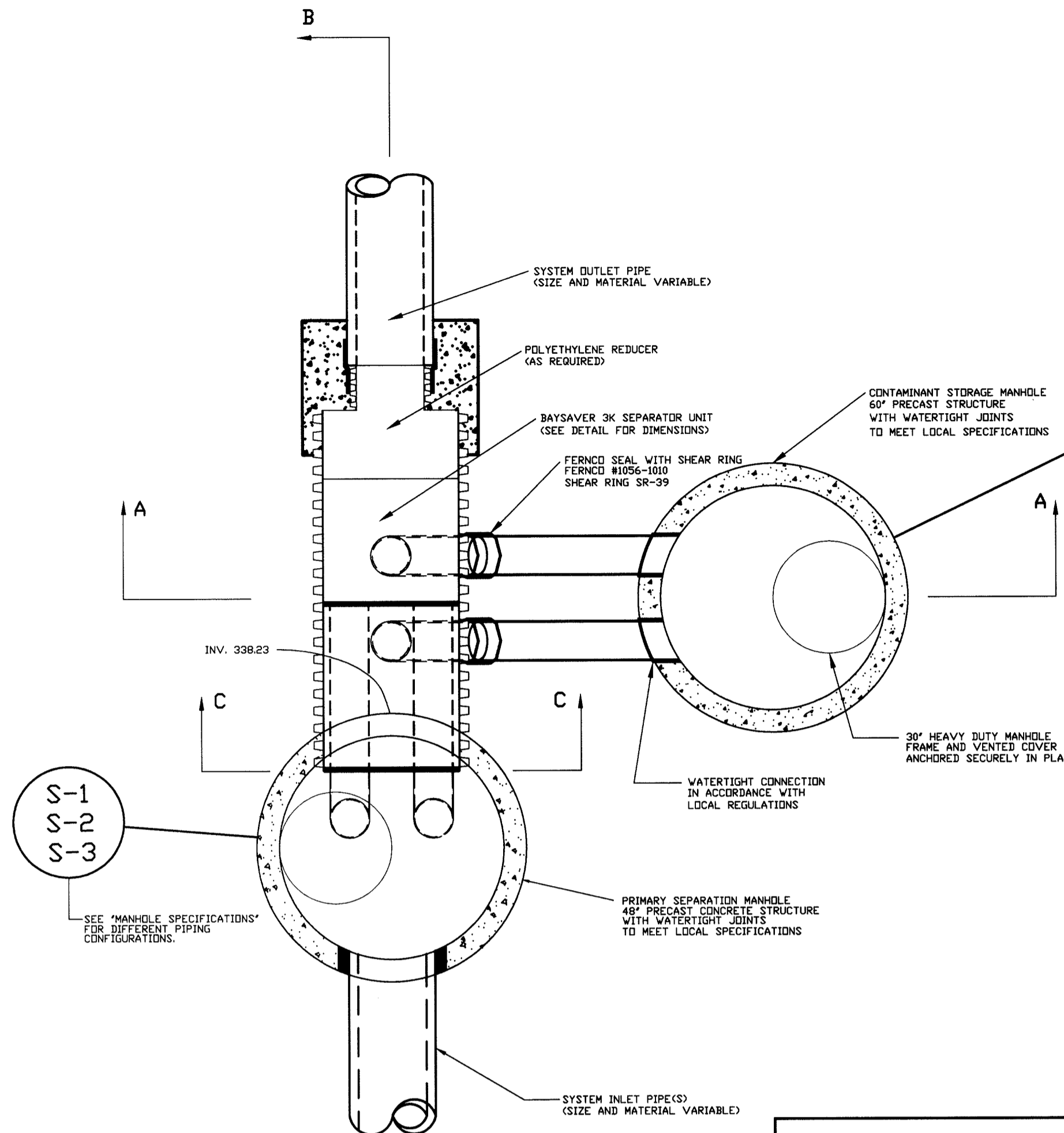
DEVELOPER: ASTON PROPERTIES 6525 MORRISON BLVD., SUITE 300 CHARLOTTE, NC 28211 (704) 366-1337

PROJECT: FOOD LION GROCERY STORE / FUTURE RETAIL STORE
AREA: FOOD LION P-1804, PARCELS A & B TAX MAP 37, BLOCK 20 6th ELECTION DISTRICT ZONED B-2

TITLE: NOTES AND DETAILS

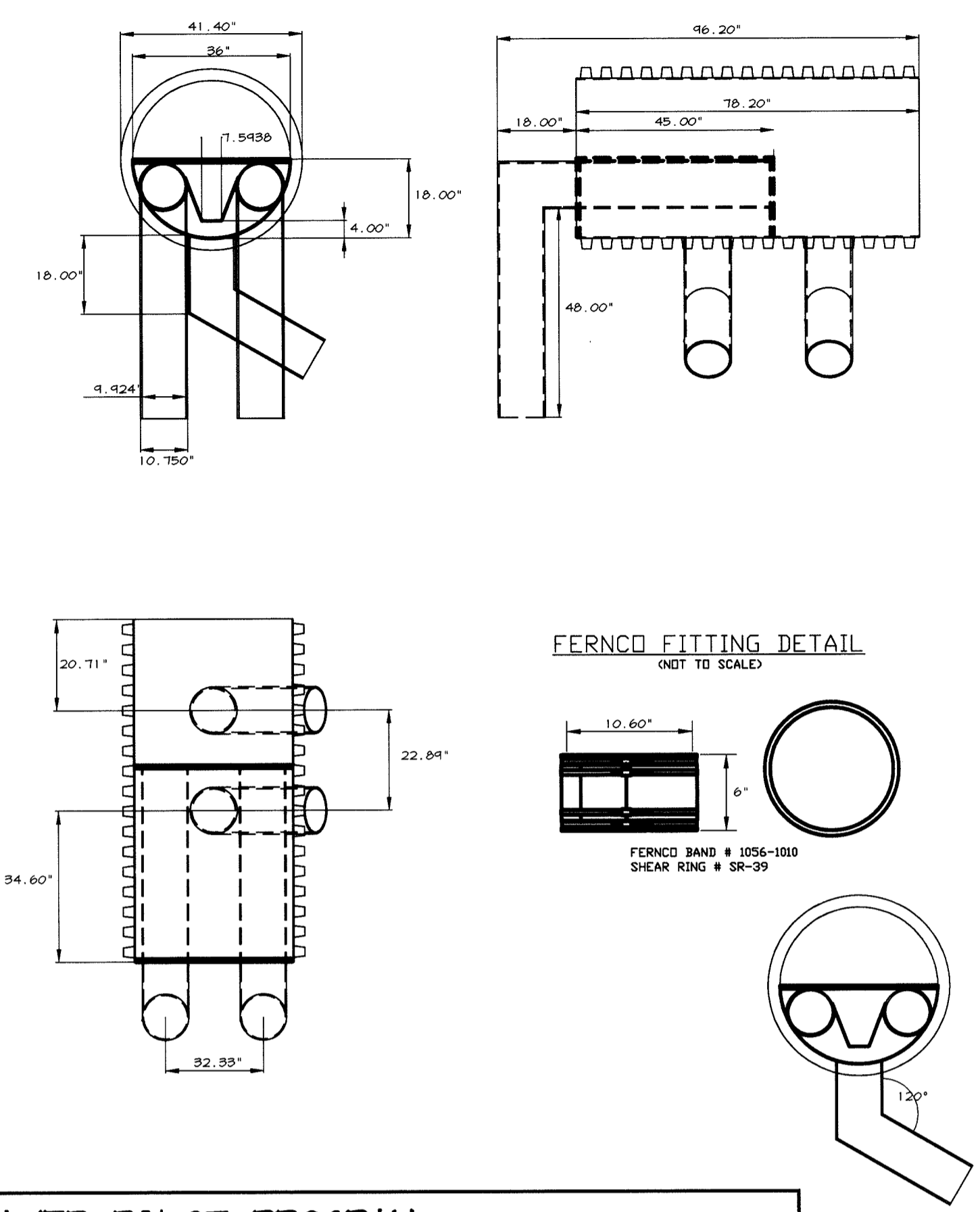
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING & ENVIRONMENTAL SERVICES • PLANNING & SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282

12-16-97 DATE
DESIGNED BY: CJR
DRAWN BY: RPP
PROJECT NO.: 97119 SDP6.DWG
DATE: DECEMBER 16, 1997
SCALE: AS SHOWN
DRAWING NO.: 6 OF 12
SDP-97-106

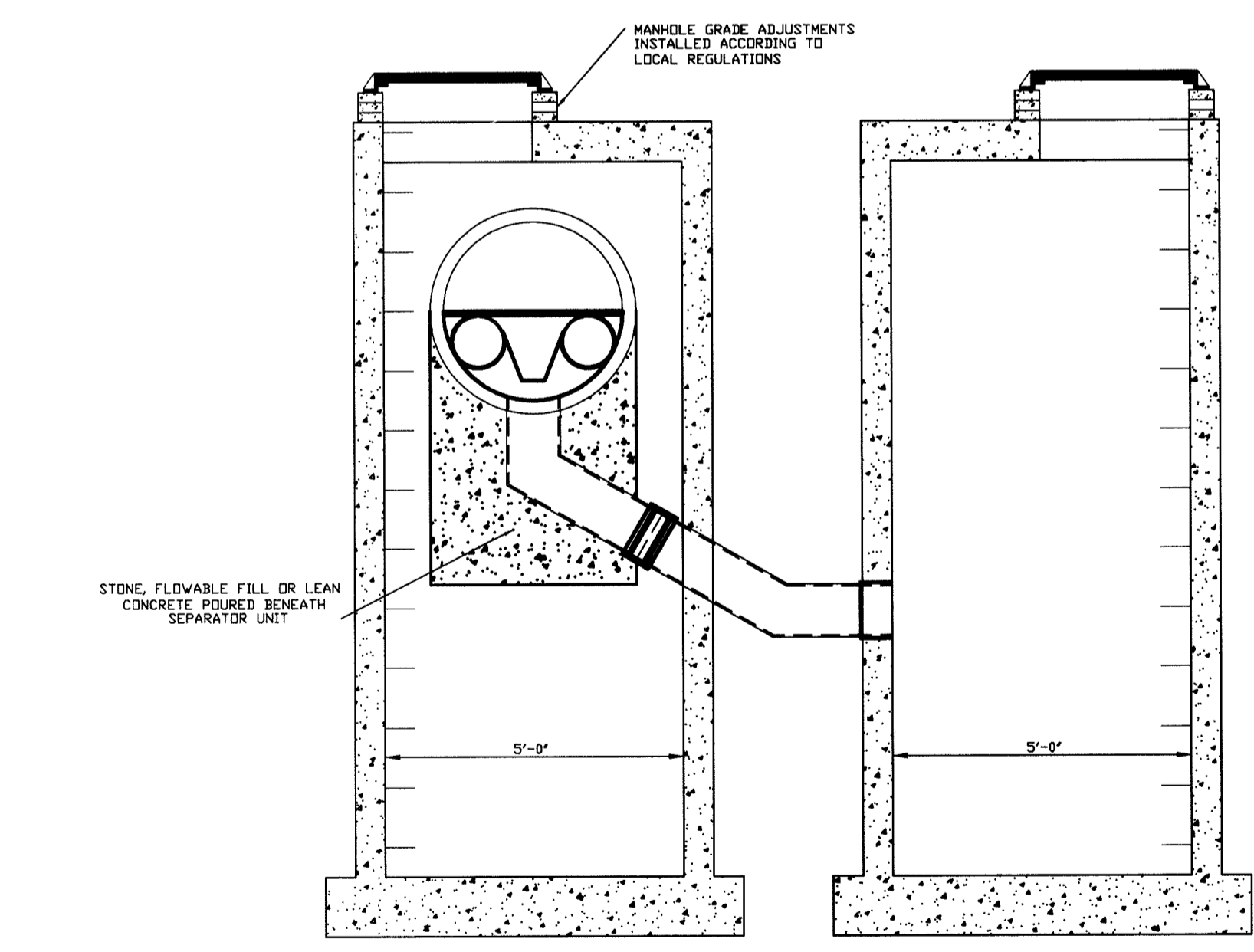


S-1A
S-2A
S-3A

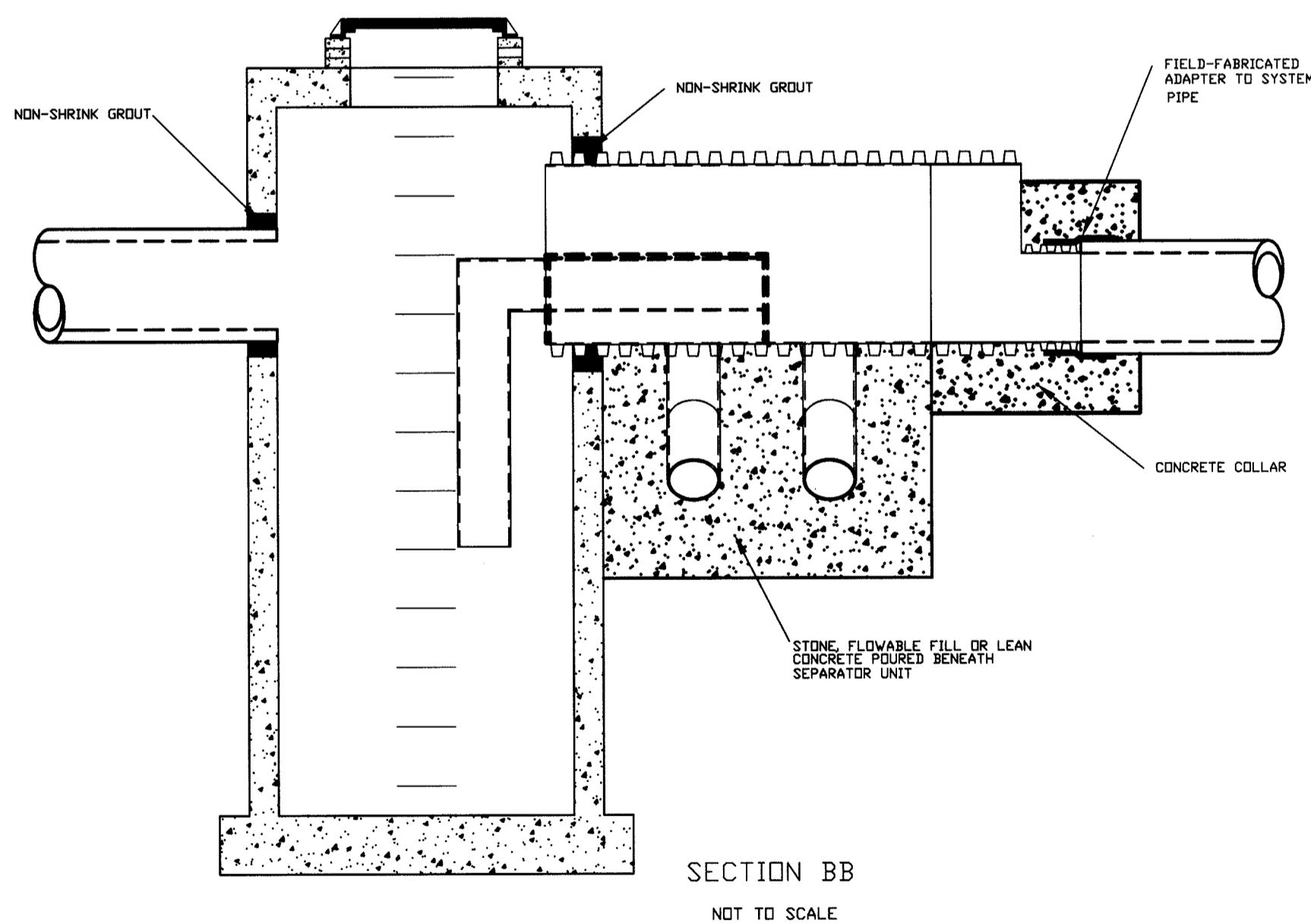
S-1
S-2
S-3



BAYSAYER PILOT PROGRAM:
THIS INSTALLATION IS BEING PERMITTED AS A PILOT PROGRAM. AS SUCH A MONITORING PROGRAM MUST BE IMPLEMENTED FOR INFLUENT AND EFFLUENT WATER QUALITY AS WELL AS A MAINTENANCE LOG FOR A MINIMUM OF ONE (1) YEAR AFTER THE SYSTEM HAS BEEN PUT INTO OPERATION. AT THE END OF THE INITIAL YEAR, A REPORT SHALL BE GENERATED SHOWING THE RESULTS OF SEDIMENT AND POLLUTANT REMOVAL AS WELL AS THE MAINTENANCE LOG. SAID REPORT SHALL BE SUBMITTED TO THE HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION FOR REVIEW.



SECTION AA
NOT TO SCALE



SECTION BB
NOT TO SCALE

- BAYSAYER INSTALLATION INSTRUCTIONS**
- EXCAVATION MUST PROVIDE ADEQUATE SPACE TO CONNECT INLET AND OUTLET PIPES TO SEPARATOR MANHOLE AND BAYSAYER UNIT. INSTALL PRECAST DROP STRUCTURES ON SOLID GROUND AS VERIFIED BY A GEOTECHNICAL ENGINEER.
 - VERIFY THE SUBGRADE ELEVATION AGAINST THE MANHOLE DIMENSIONS AND CONNECTING STORM DRAIN INVERTS.
 - MAKING SURE THE BASES ARE LEVEL AND THE STORAGE MANHOLE OPENINGS ARE ALIGNED WITH THE SEPARATOR UNIT, INSTALL PRIMARY AND STORAGE MANHOLES. INSTALL RUBBER GASKETS ON BASE UNITS AND COAT WITH LUBRICATING GREASE. INSTALL ADDITIONAL MANHOLE SECTIONS AS REQUIRED.
 - BACKFILL BASE SECTIONS OF MANHOLES TO INVERT OF STORAGE MANHOLE CONNECTING PIPES. USING APPROVED BACKFILL MATERIAL, BACKFILL AND COMPACT IN 8 INCH LIFTS. BACKFILL AND COMPACTION SHOULD BE MONITORED BY A GEOTECHNICAL ENGINEER.
 - INSTALL BAYSAYER SEPARATOR UNIT AND CONNECTING PIPES. SEAL ALL CONNECTING JOINTS AND INSTALL SEPARATOR UNIT/STORM DRAIN JOINT COLLAR. CUT EXCESS LENGTH OFF CONNECTING PIPES INSIDE STORAGE MANHOLE.
 - BACKFILL SEPARATOR UNIT AND MANHOLES. AREAS NOT ACCESSIBLE TO COMPACTION EQUIPMENT MUST BE BACKFILLED WITH LEAN CONCRETE OR FLOWABLE FILL.
 - INSTALL AND SET MANHOLE COVER GRADE ADJUSTMENTS AS NECESSARY.
 - INSTALL AND SET MANHOLE FRAME AND COVER UNITS.

- BAYSAYER MAINTENANCE (BY OWNER)**
BAYSAYER SYSTEMS MUST BE INSPECTED AND MAINTAINED PERIODICALLY. INSPECTION IS MADE BY CHECKING THE DEPTH OF SEDIMENT IN EACH MANHOLE WITH A GRADE STICK OR SIMILAR DEVICE. MAINTENANCE IS REQUIRED WHEN THE SEDIMENT DEPTH IN EITHER MANHOLE EXCEEDS 2 FEET.
- MAINTENANCE CONSISTS OF THE FOLLOWING:
- A. PRIMARY MANHOLE**
- PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY TO THE SYSTEM OUTFALL UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.
 - REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 - CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- B. STORAGE MANHOLE**
- REMOVE THE TOP 12 INCHES OF OIL, DEBRIS, AND WATER BY VACUUM TRUCK.
 - PUMP THE CLEAN WATER FROM THE CENTER OF THE MANHOLE DIRECTLY TO THE SYSTEM OUTFALL UNTIL THE WATER LEVEL FALLS TO 1 FOOT ABOVE THE SEDIMENT LAYER.
 - REMOVE THE SETTLED SEDIMENT AND REMAINING WATER BY VACUUM TRUCK.
 - CLEAN THE MANHOLE WALLS AND FLUSH OUT THE MANHOLE USING A HIGH PRESSURE HOSE AND REMOVE FLUSHING WATER BY VACUUM TRUCK. MAKE CERTAIN MANHOLE IS CLEAN.
- CONTAMINATED MATERIAL REMOVED FROM THE MANHOLES MUST BE DISPOSED OF RESPONSIBLY AND LEGALLY BY THE OPERATOR OF THE VACUUM TRUCK.

- GENERAL CONSTRUCTION NOTES**
- ALL WORK MUST BE DONE WITH REGARD FOR THE SAFETY OF THE CONSTRUCTION CREW.
 - ALL WORK AND MATERIALS MUST COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS.
 - KNOW THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.

BaySaver Separation System Separator System Order

Project: FOOD LION Designer: RMA, INC.
 Address: _____ Contact: CHRIS REID
 Phone: (410) 997-8900
 Fax: (410) 997-9282
 Delivery Date: _____
 Owner: _____ Contractor: _____
 Contact: _____ Address: _____
 Address: _____ Contact: _____
 Phone: _____
 Fax: _____

Separator Unit Model:
 1K
 3K
 5K

Circle system orientation above

Manhole Specifications:
 Primary Manhole Diameter: 60 inches
 Storage Manhole Diameter: 60 inches
 Floor Elevations:
 Primary Manhole _____
 Storage Manhole _____
 Primary Manhole Inverts:
 Separator Unit 309.02 ✓
 Inlet Pipe(s) 309.12 ✓

 Please show orientation (including angle), size and material of inlet pipes above.
 Cover Elevations:
 Primary Manhole 318.7 ✓
 Storage Manhole 318.8 ✓

S-1/S-1A

This order can be faxed to Bay Saver, Inc. at (301) 829-3747

BaySaver Separation System Separator System Order

Project: FOOD LION Designer: RMA, INC.
 Address: _____ Contact: CHRIS REID
 Phone: (410) 997-8900
 Fax: (410) 997-9282
 Delivery Date: _____
 Owner: _____ Contractor: _____
 Contact: _____ Address: _____
 Address: _____ Contact: _____
 Phone: _____
 Fax: _____

Separator Unit Model:
 1K
 3K
 5K

Circle system orientation above

Manhole Specifications:
 Primary Manhole Diameter: 60 inches
 Storage Manhole Diameter: 60 inches
 Floor Elevations:
 Primary Manhole _____
 Storage Manhole _____
 Primary Manhole Inverts:
 Separator Unit 317.64 ✓
 Inlet Pipe(s) 320.52 ✓

 Please show orientation (including angle), size and material of inlet pipes above.
 Cover Elevations:
 Primary Manhole 325.0 ✓
 Storage Manhole 324.19 ✓

S-3/S-3A

This order can be faxed to Bay Saver, Inc. at (301) 829-3747

BaySaver Separation System Separator System Order

Project: FOOD LION Designer: RMA, INC.
 Address: _____ Contact: CHRIS REID
 Phone: (410) 997-8900
 Fax: (410) 997-9282
 Delivery Date: _____
 Owner: _____ Contractor: _____
 Contact: _____ Address: _____
 Address: _____ Contact: _____
 Phone: _____
 Fax: _____

Separator Unit Model:
 1K
 3K
 5K

Circle system orientation above

Manhole Specifications:
 Primary Manhole Diameter: 60 inches
 Storage Manhole Diameter: 60 inches
 Floor Elevations:
 Primary Manhole _____
 Storage Manhole _____
 Primary Manhole Inverts:
 Separator Unit 308.73 ✓
 Inlet Pipe(s) 308.83 ✓

 Please show orientation (including angle), size and material of inlet pipes above.
 Cover Elevations:
 Primary Manhole 321.9 ✓
 Storage Manhole 319.5 ✓

S-2/S-2A

This order can be faxed to Bay Saver, Inc. at (301) 829-3747

PROFESSIONAL ENGINEER CERTIFICATE

Arthur E. Muegge 8-16-99
 ARTHUR E. MUEGGE #8707 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David S. J. Taylor 8/2/98
 DIRECTOR (Acting) DATE

Richard Blom 8/2/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blom 8/2/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER: SPARRON II JOINT VENTURE
 c/o RICHARD B. TALKIN
 4175 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046
 (410) 730-7733

DEVELOPER: MARGARET ROBINSON
 c/o ROBERT LIDSTON
 1394 SULPHUR SPRING ROAD
 BALTIMORE, MARYLAND 21227
 (410) 242-6600

PROJECT: ASTON PROPERTIES
 6525 MORRISON BLVD., SUITE 300
 CHARLOTTE, NC 28211
 (704) 366-1331

PROJECT: **FOOD LION**
 GROCERY STORE / FUTURE RETAIL STORE

AREA: **FOOD LION P-1804, PARCELS A & B**
 TAX MAP 37, BLOCK 20
 6th ELECTION DISTRICT
 ZONED B-2

TITLE: **NOTES AND DETAILS**

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

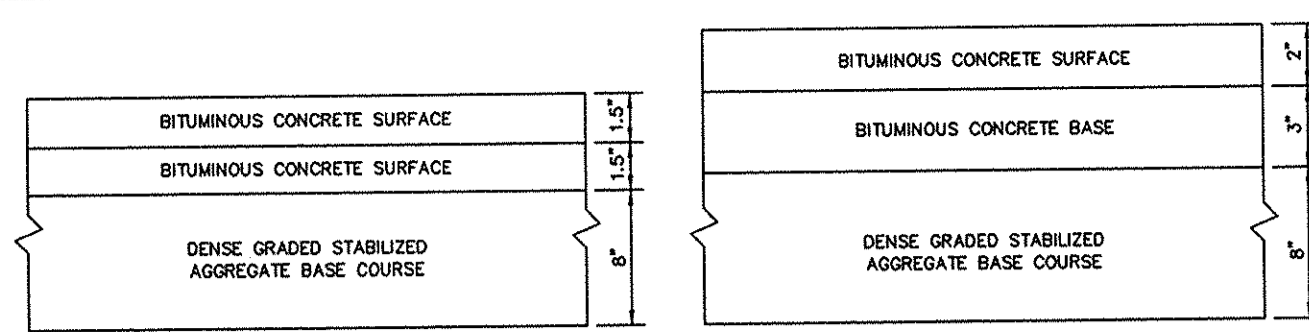
DATE: 8-3-98

DESIGNED BY: C.J.R.
 DRAWN BY: R.J.C.
 PROJECT NO: 97119
 SDF6A.DWG
 DATE: AUGUST 3, 1998
 SCALE: AS SHOWN
 DRAWING NO. 6A OF 12

Arthur E. Muegge
 ARTHUR E. MUEGGE #8707

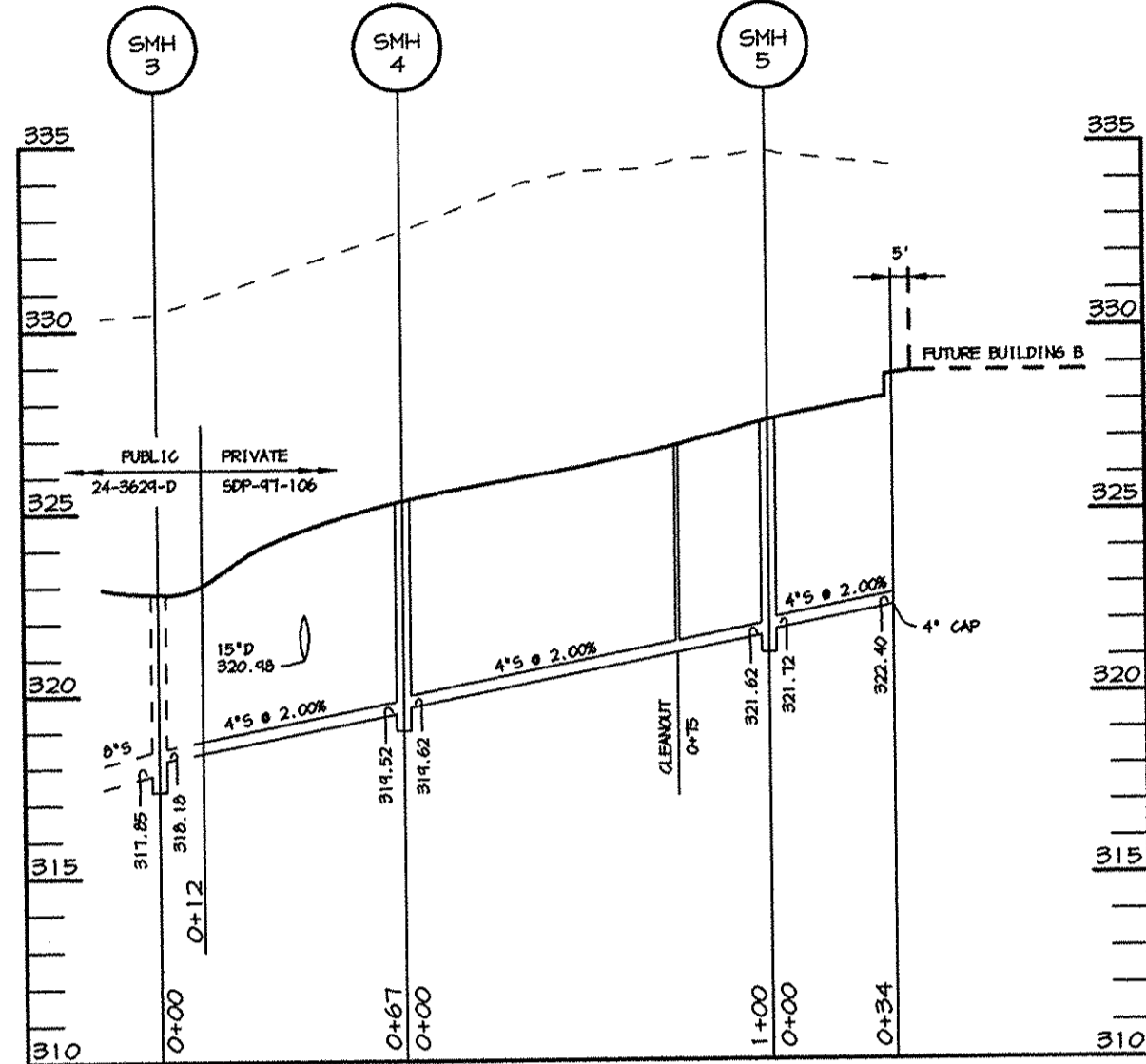
AS-BUILT
 8-16-99

SDP-97-106



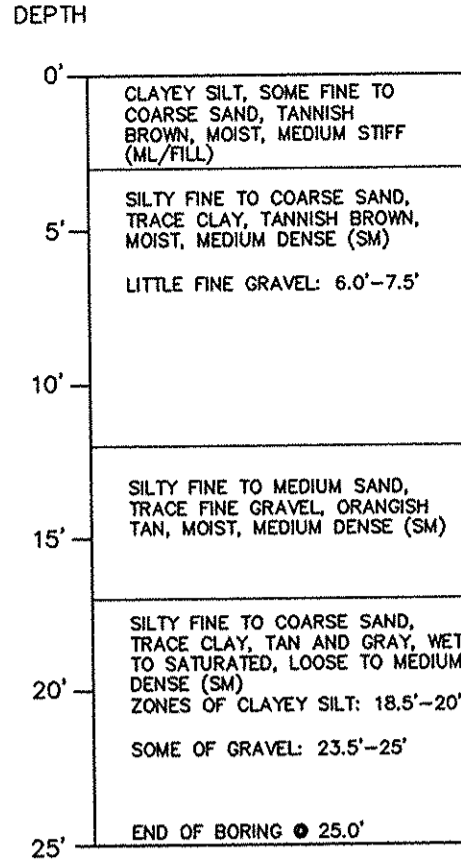
LIGHT DUTY PAVING

HEAVY DUTY PAVING

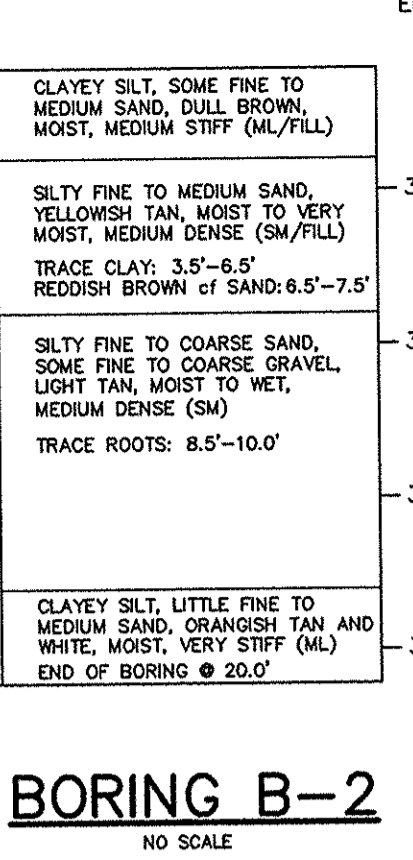


SEWER PROFILE

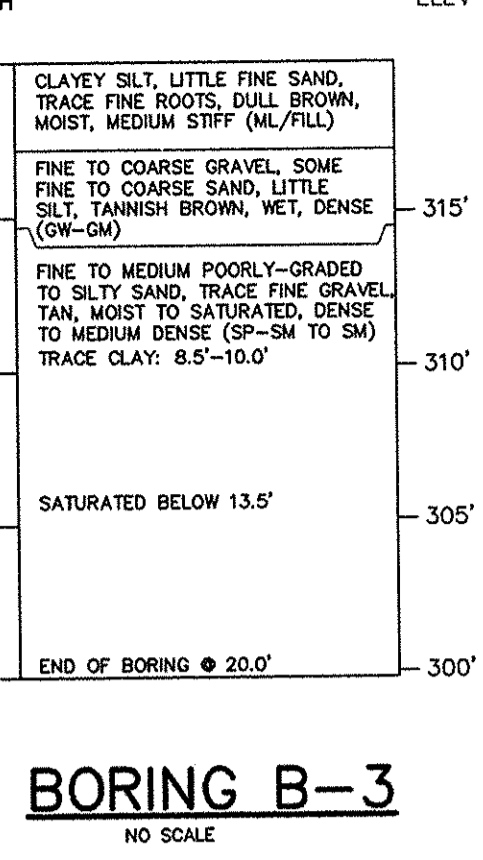
SCALE: HOR. - 1" = 50' VERT. - 1" = 5'



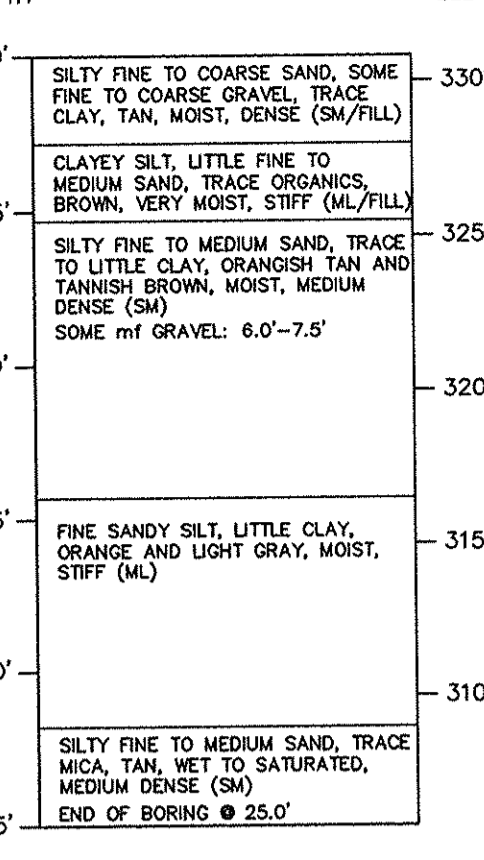
BORING B-1



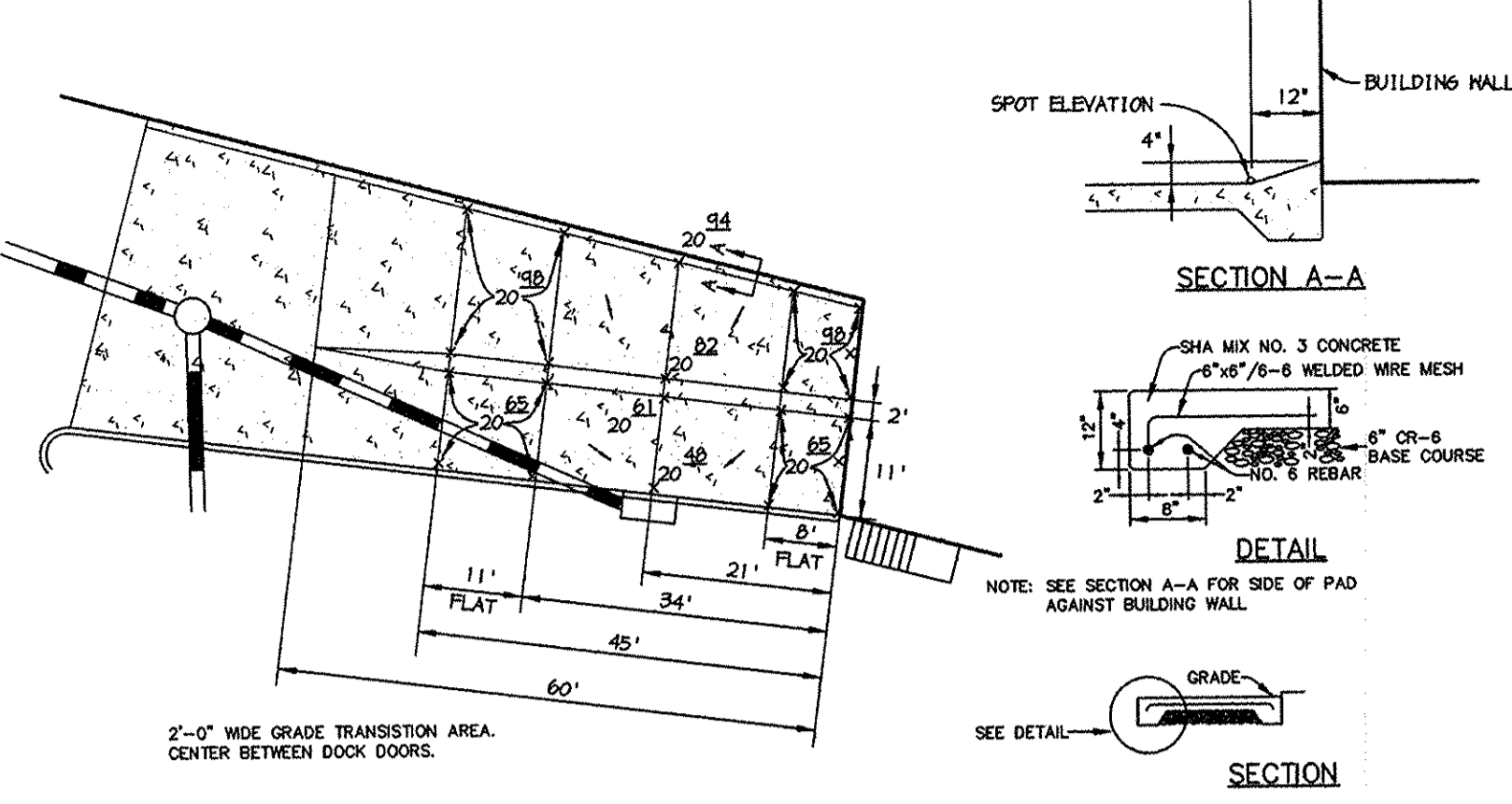
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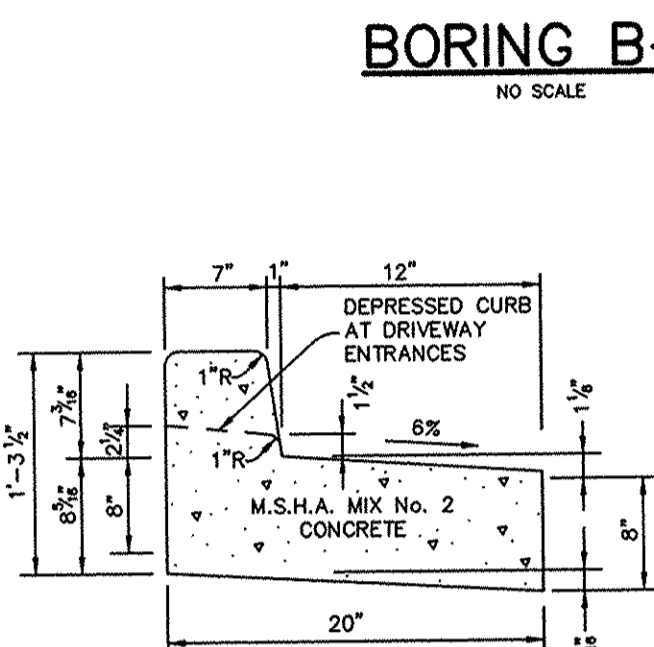
BORING B-3



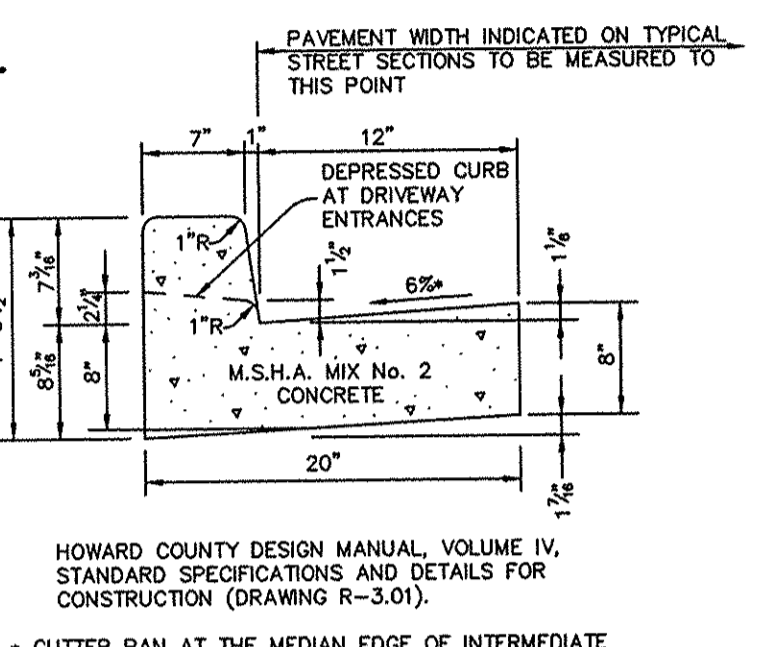
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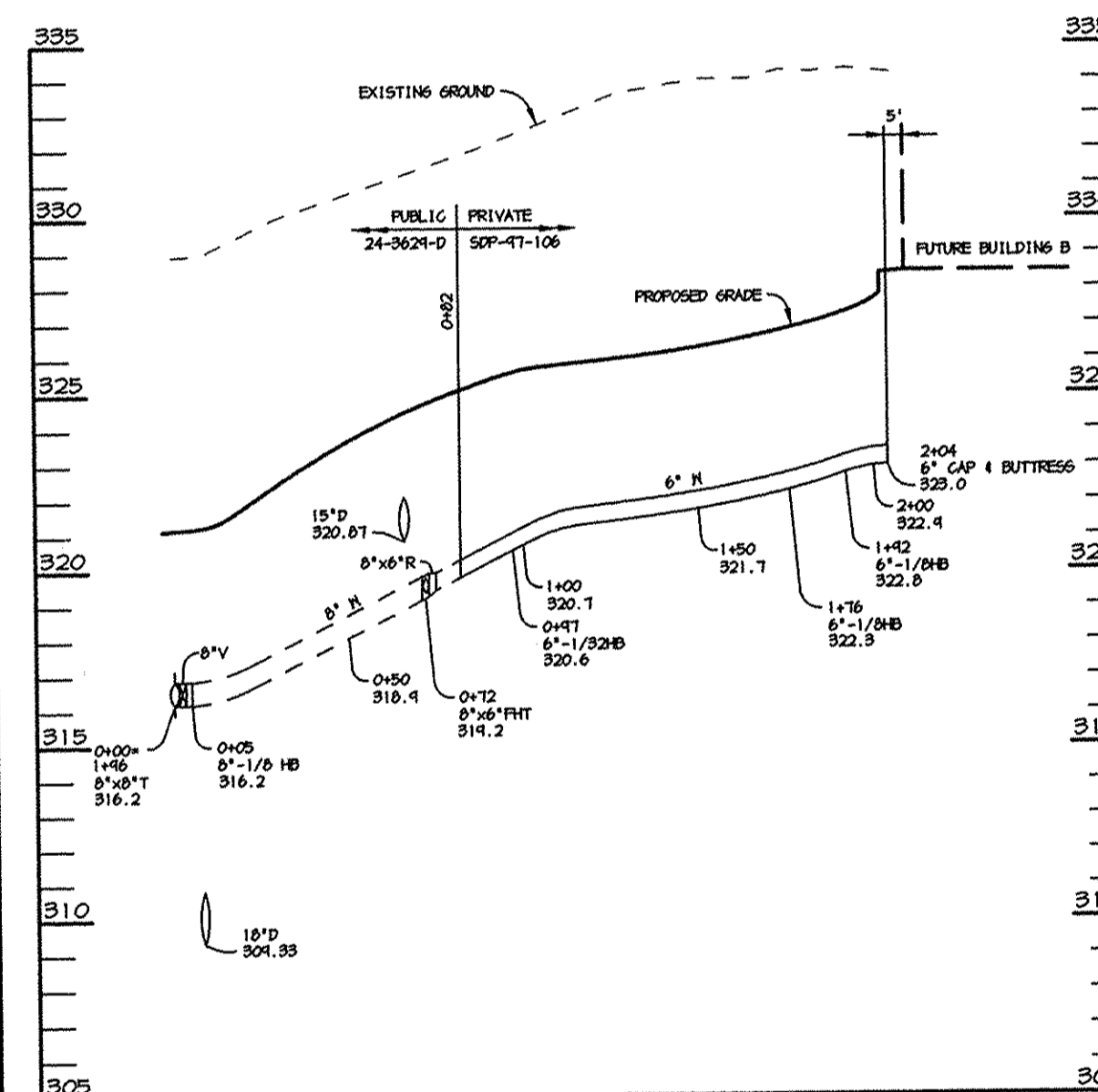
LOADING AREA CONCRETE PAD DETAILS



REVERSE 7" COMBINATION CURB AND GUTTER

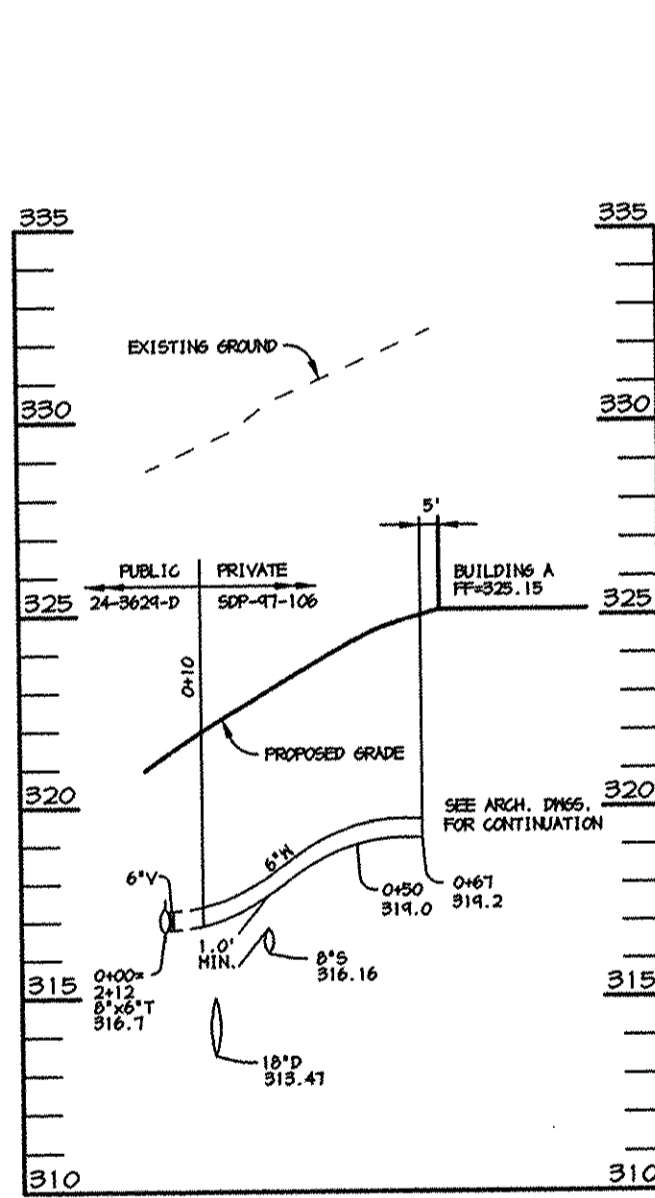


STANDARD 7" COMBINATION CURB AND GUTTER



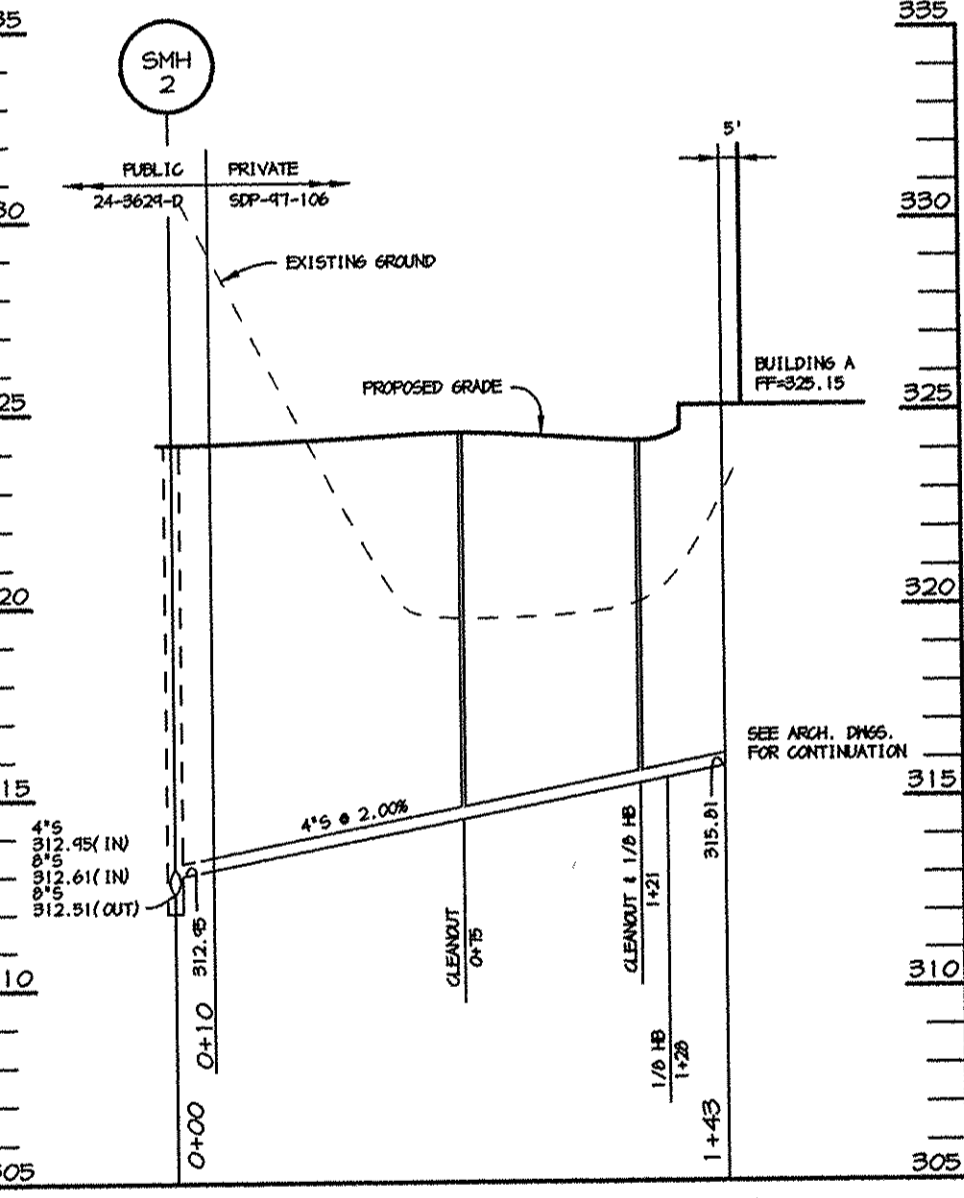
WATER PROFILE

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



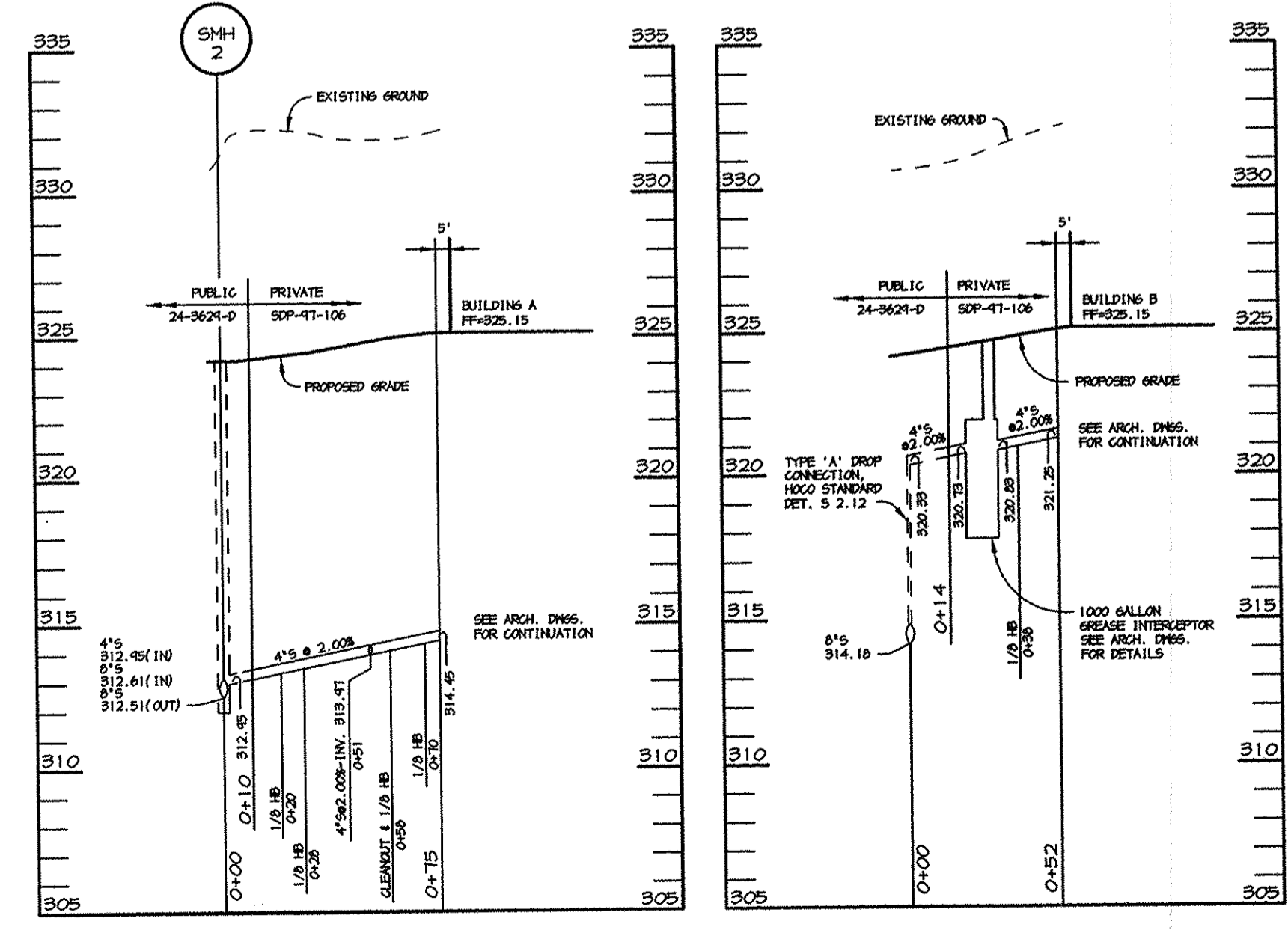
WATER PROFILE

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



SEWER PROFILE

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



SEWER PROFILE

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

SEWER PROFILE

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

Concrete Stormceptor Order Request Form

Contractor Information: Name, Address, City, State, Zip Code, Contact, Phone, Fax.

Owner Information: Name, Address, City, State, Zip Code, Contact, Phone, Fax.

Stormceptor Model: 800, 1200, 1800, 2400. Insert Size: 22", 32", 44".

Month Number: 1-12. 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: FOOD LION. Approximate time frame until required delivery (weeks). Delivery Address: Street, City, State, Zip Code.

Designer Company: RIEMER MUEGGE & ASSOCIATES, INC. Designer Contact: GREGG BRIDGES. Phone: (410) 997-8900. Fax: (410) 997-8282.

Concrete Stormceptor Order Request Form

Contractor Information: Name, Address, City, State, Zip Code, Contact, Phone, Fax.

Owner Information: Name, Address, City, State, Zip Code, Contact, Phone, Fax.

Stormceptor Model: 800, 1200, 1800, 2400. Insert Size: 22", 32", 44".

Month Number: 1-12. 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: FOOD LION. Approximate time frame until required delivery (weeks). Delivery Address: Street, City, State, Zip Code.

Designer Company: RIEMER MUEGGE & ASSOCIATES, INC. Designer Contact: GREGG BRIDGES. Phone: (410) 997-8900. Fax: (410) 997-8282.

Concrete Stormceptor Order Request Form

Contractor Information: Name, Address, City, State, Zip Code, Contact, Phone, Fax.

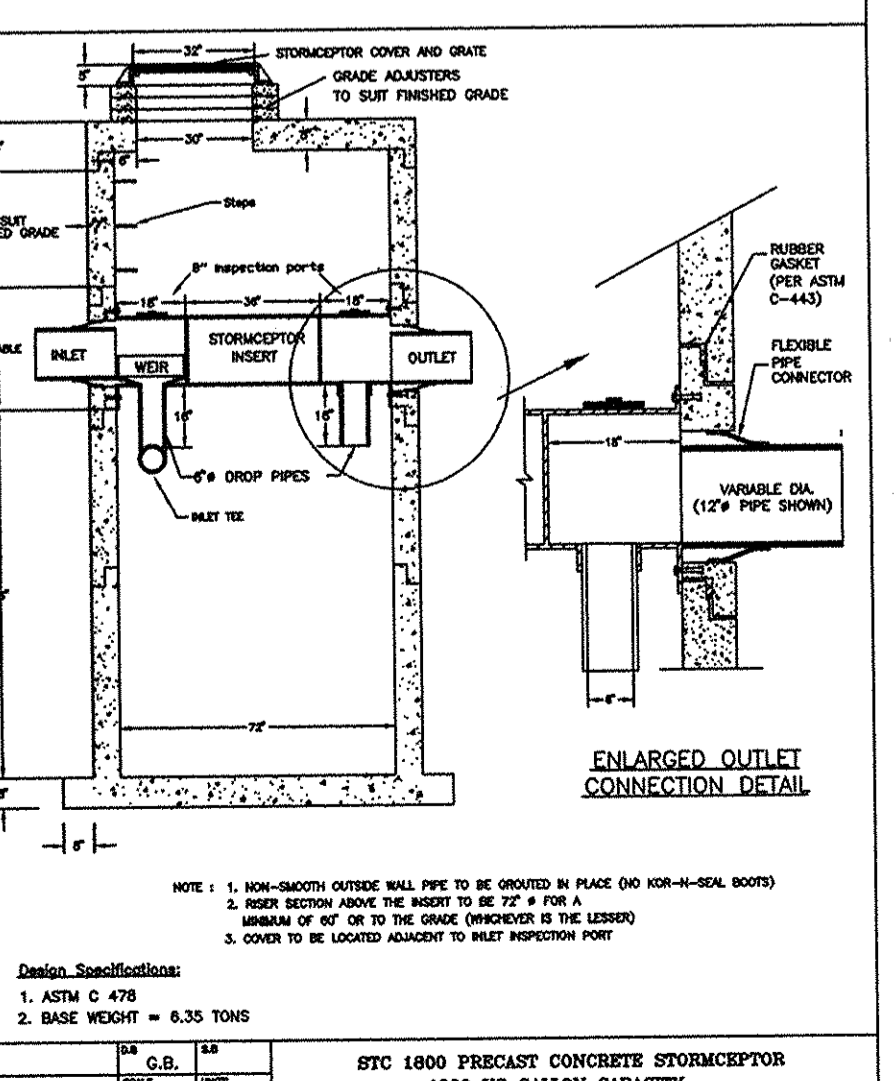
Owner Information: Name, Address, City, State, Zip Code, Contact, Phone, Fax.

Stormceptor Model: 800, 1200, 1800, 2400. Insert Size: 22", 32", 44".

Month Number: 1-12. 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: FOOD LION. Approximate time frame until required delivery (weeks). Delivery Address: Street, City, State, Zip Code.

Designer Company: RIEMER MUEGGE & ASSOCIATES, INC. Designer Contact: GREGG BRIDGES. Phone: (410) 997-8900. Fax: (410) 997-8282.



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

County Health Officer: [Signature] Date: 1-7-98

BY THE DEVELOPER: [Signature] Date: 12/19/97

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. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Engineer: [Signature] Date: 12-16-97

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.

Natural Resources Conservation Service: [Signature] Date: 12/30/97

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

Howard Soil Conservation District: [Signature] Date: 12/30/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director: [Signature] Date: 2/2/98

Chief, Development Engineering Division: [Signature] Date: 1/6/98

Chief, Division of Land Development: [Signature] Date: 2/2/98

DATE	NO.	REVISION

OWNER: SPARRON II JOINT VENTURE c/o RICHARD B. TALKIN 6175 GUILDFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7733

DEVELOPER: MARGARET ROBINSON c/o ROBERT LIDSTON 1334 SULPHUR SPRING ROAD BALTIMORE, MARYLAND 21227 (410) 242-6600

PROJECT: FOOD LION

AREA: GROCERY STORE / FUTURE RETAIL STORE

TITLE: PROFILES, NOTES, AND DETAILS

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: 12-16-97

DESIGNED BY: CJR

DRAWN BY: RPP

PROJECT NO: 97119 SDP7.DWG

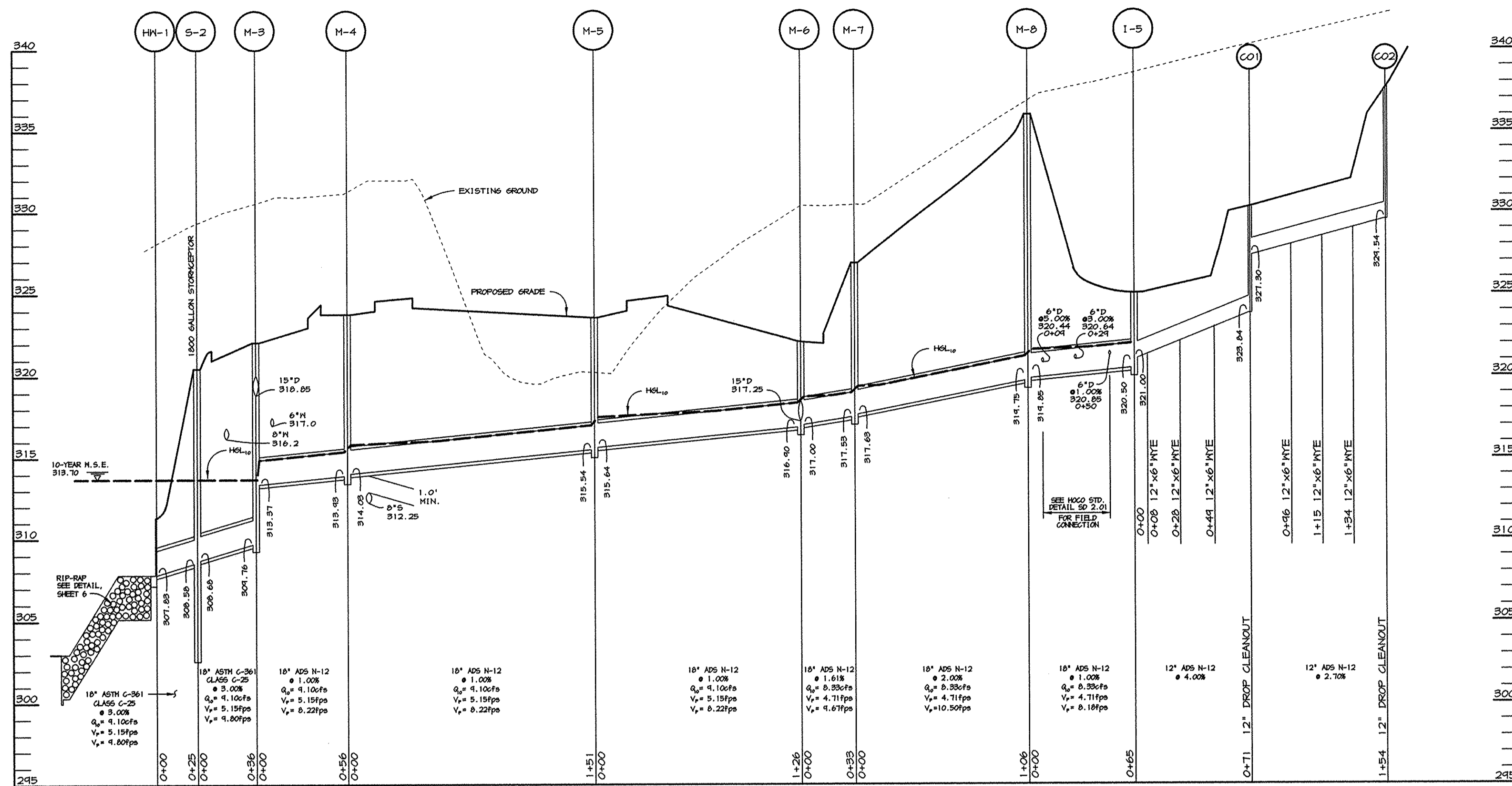
DATE: DECEMBER 16, 1997

SCALE: AS SHOWN

DRAWING NO. 7 OF 12

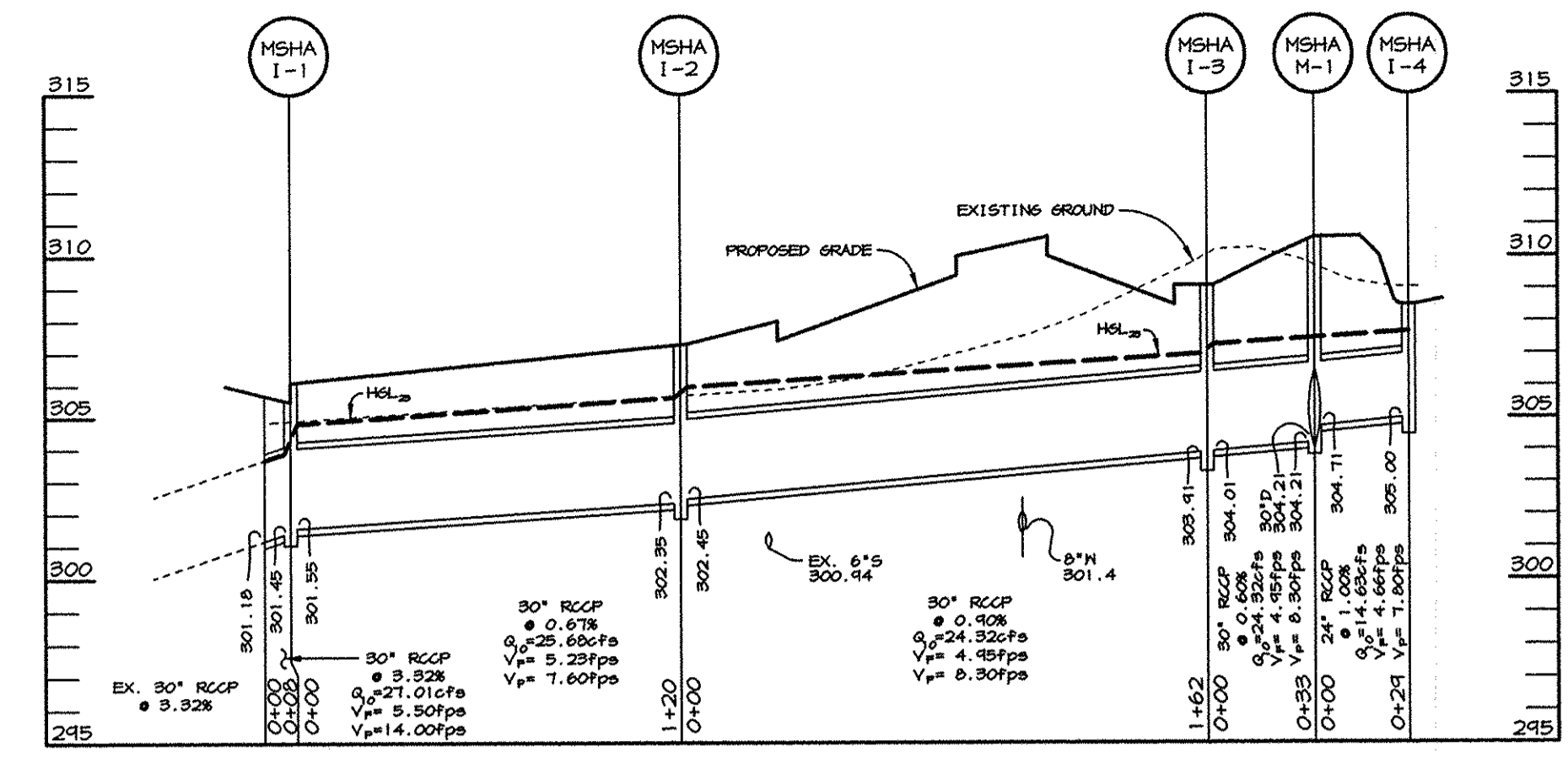
JAYKANT D. PAREKH #19148

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER



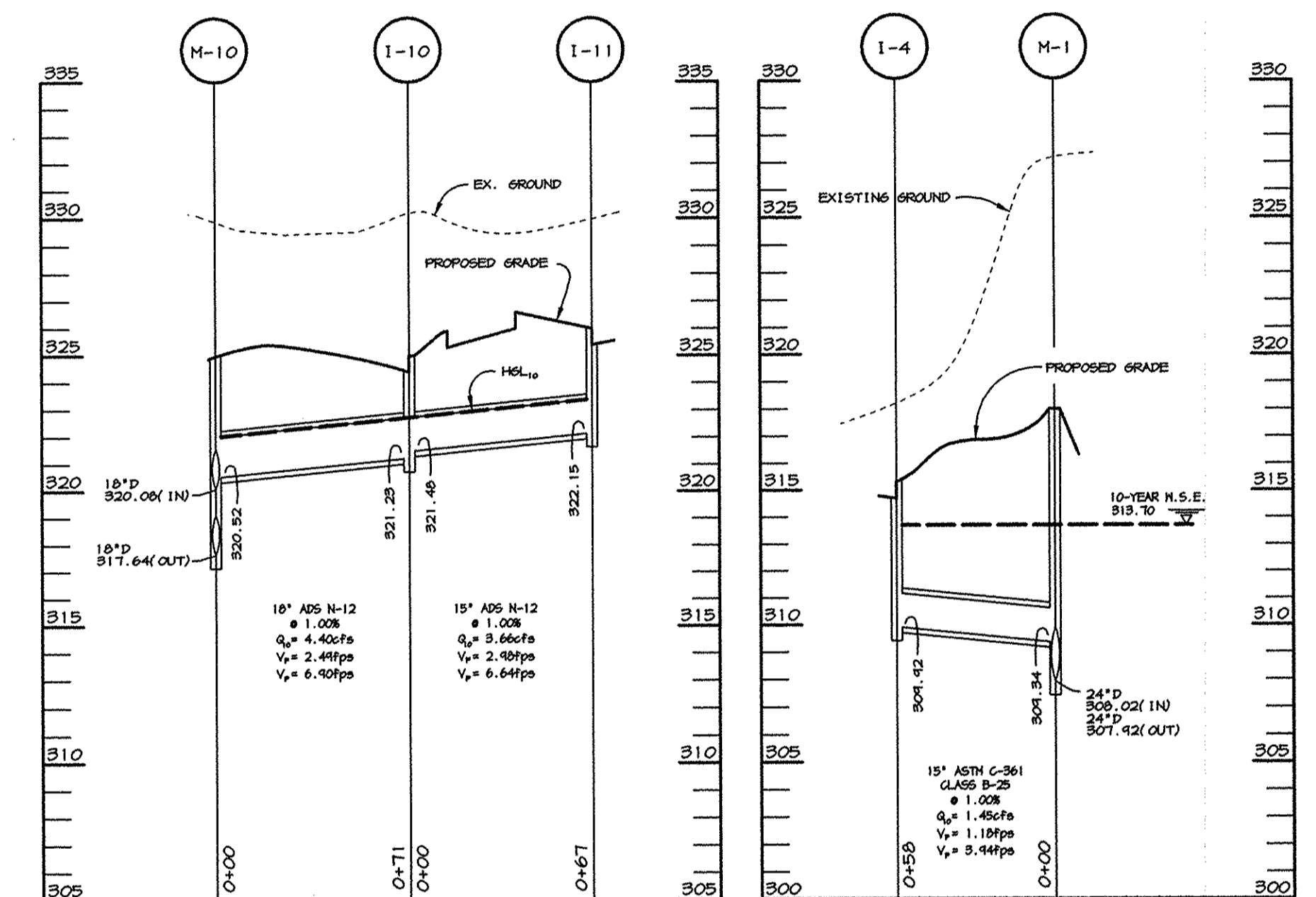
STORM DRAIN PROFILE

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



STORM DRAIN PROFILE FOR MSHA INLETS

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

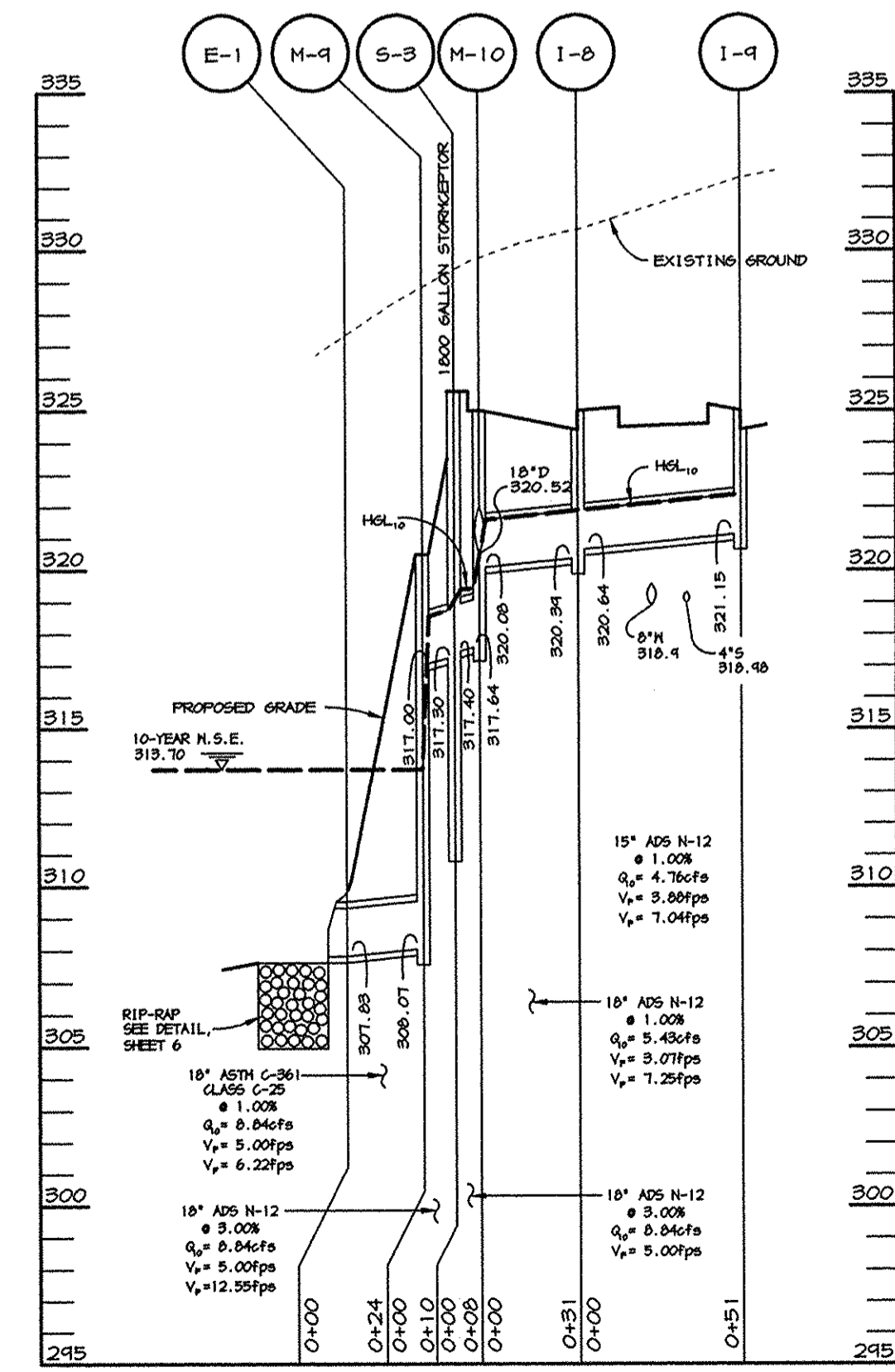


STORM DRAIN PROFILE

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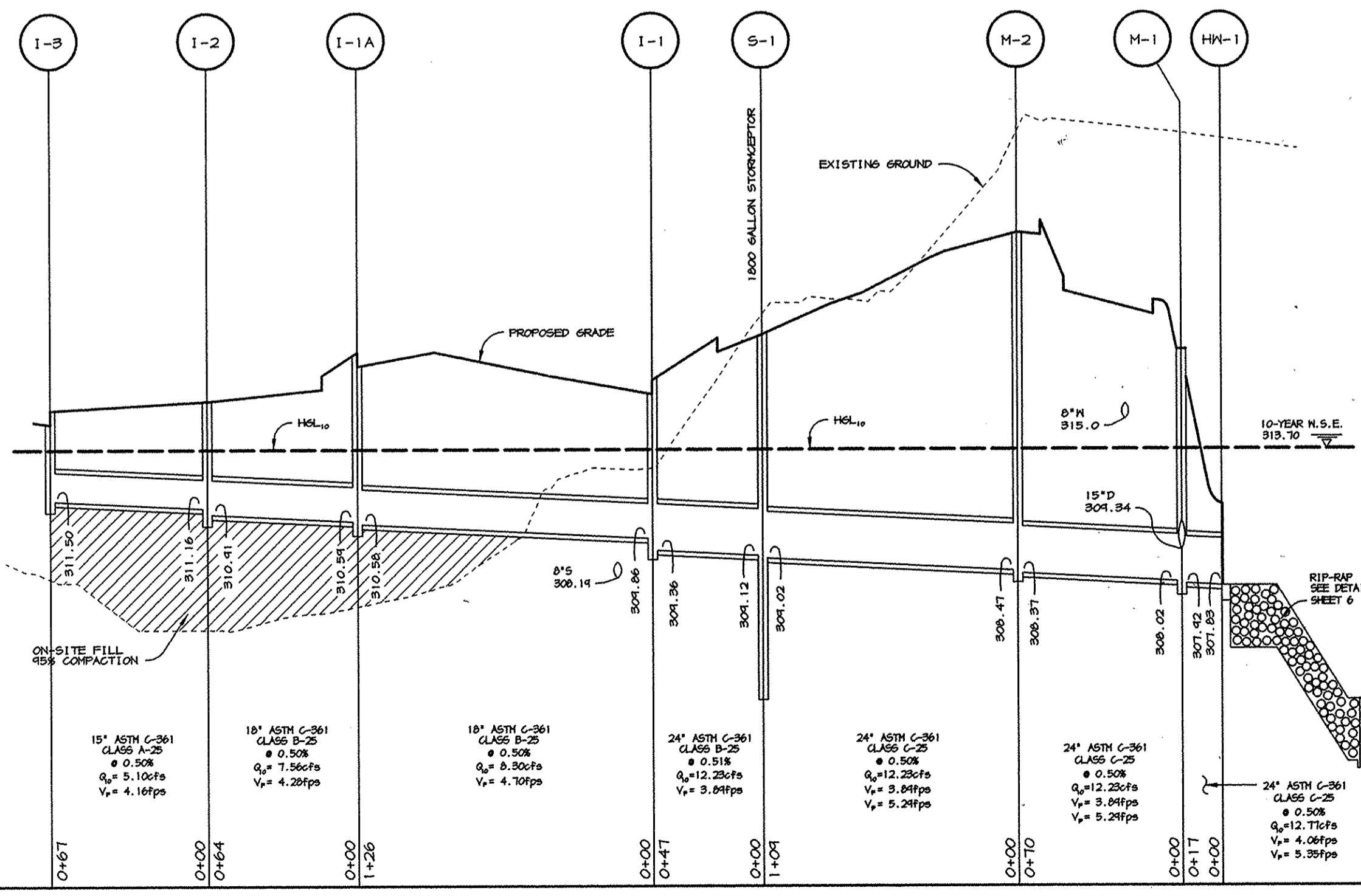
STORM DRAIN PROFILE

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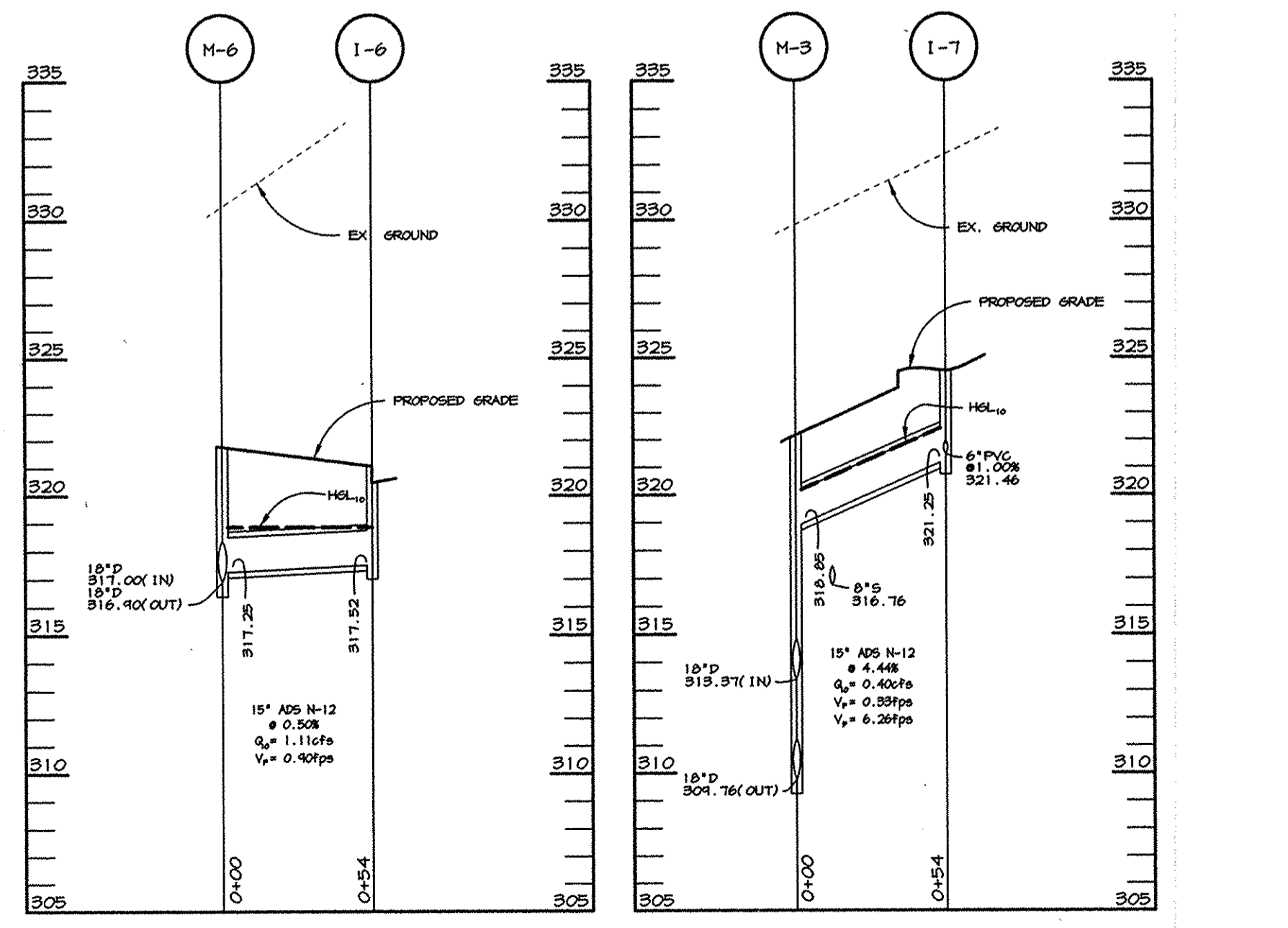
STORM DRAIN PROFILE

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



STORM DRAIN PROFILE

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



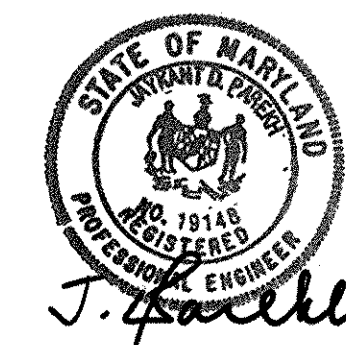
STORM DRAIN PROFILE

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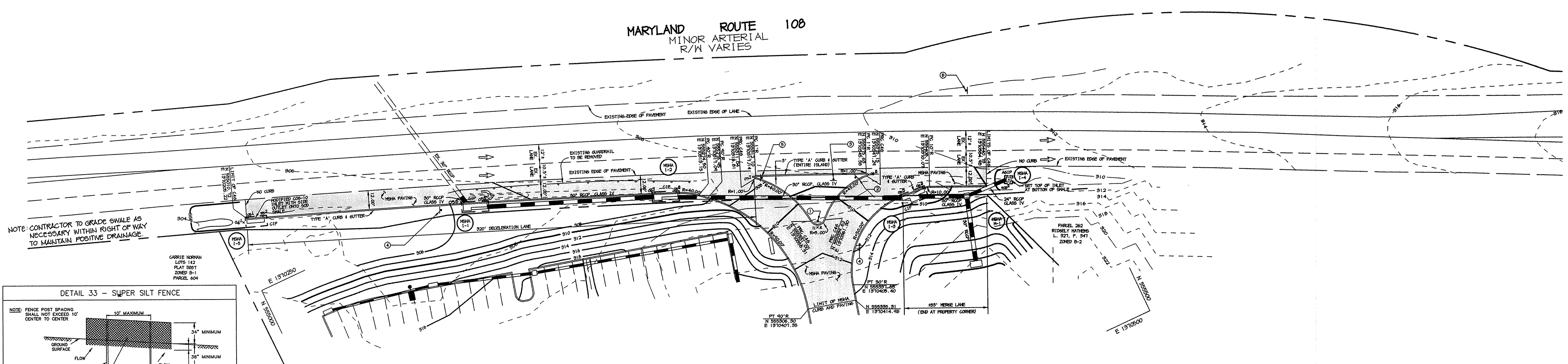
STORM DRAIN PROFILE

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VERT. - 1" = 5'

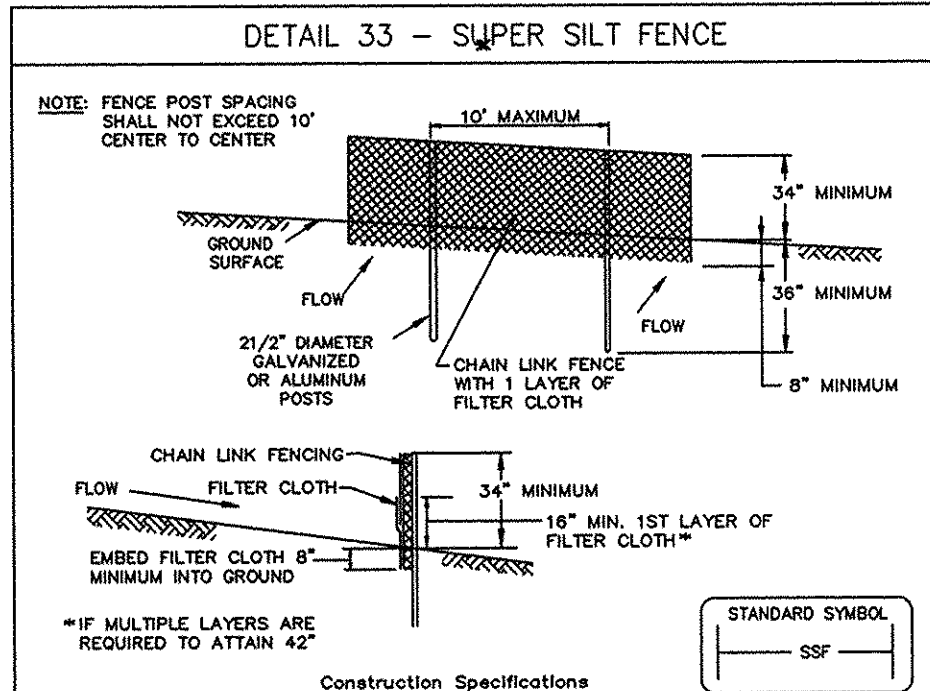
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>John M. Dugan</i>	1-7-98
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Paul Smith</i>	2/2/98
DIRECTOR	DATE
<i>Chris Damann</i>	1/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Cindy Hamilton</i>	2/2/98
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DATE NO.	REVISION
OWNER	SPARROW II JOINT VENTURE c/o RICHARD B. TALKIN 4175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7133
DEVELOPER	MARGARET ROBINSON c/o ROBERT SPRING 1334 SULPHUR SPRING ROAD BALTIMORE, MARYLAND 21227 (410) 242-6600
PROJECT	FOOD LION GROCERY STORE / FUTURE RETAIL STORE
AREA	FOOD LION P-1804, PARCELS A & B TAX MAP 37, BLOCK 20 6th ELECTION DISTRICT ZONED B-2
TITLE	STORM DRAIN PROFILES
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	12-16-97
DESIGNED BY:	CJR
DRAWN BY:	RPP
PROJECT NO.:	97119 SDP8.DWG
DATE:	DECEMBER 16, 1997
SCALE:	AS SHOWN
DRAWING NO.:	8 OF 12
JAYKANT D. PAREKH #19148	



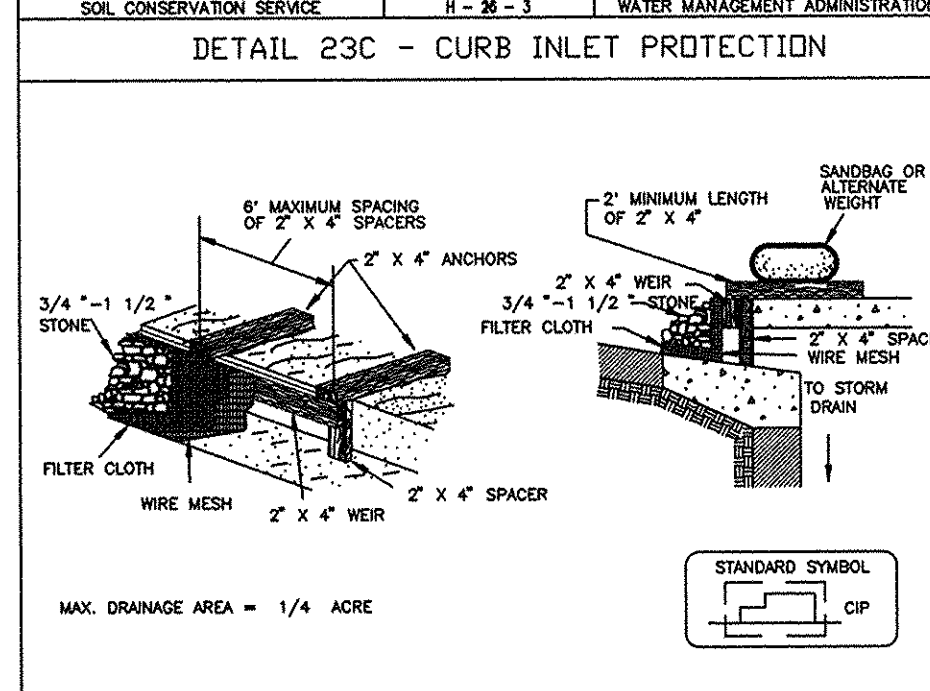
MARYLAND ROUTE 108
MINOR ARTERIAL
R/W VARIES



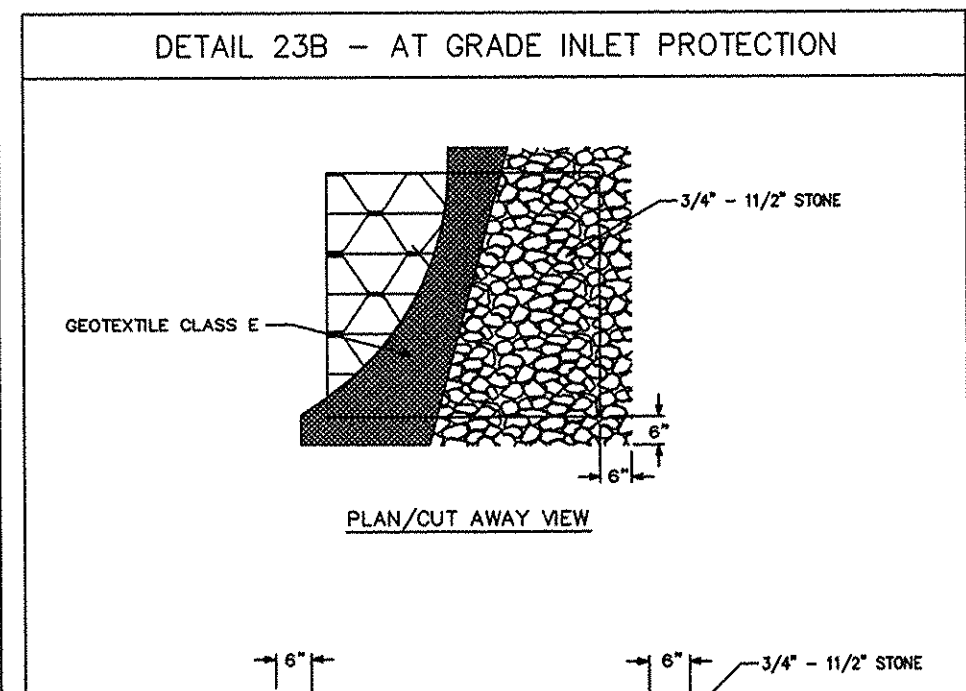
NOTE: CONTRACTOR TO GRADE SWALE AS NECESSARY WITHIN RIGHT OF WAY TO MAINTAIN POSITIVE DRAINAGE.



Construction Specifications
 1. Fencing shall be 42\"/>



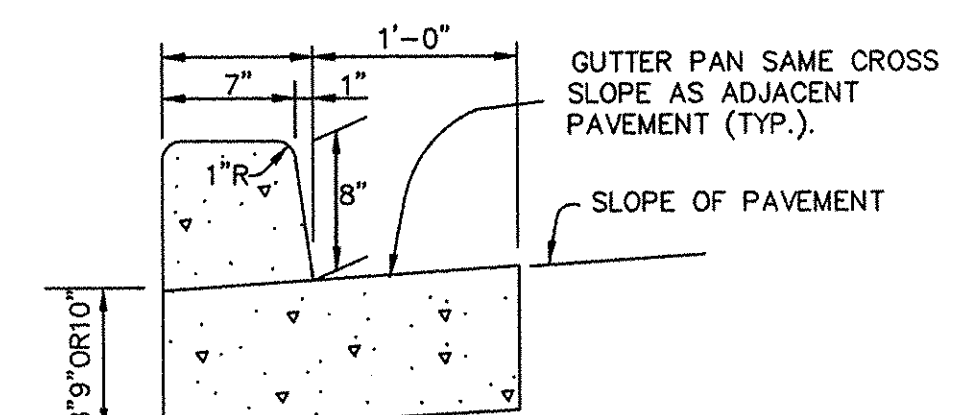
Construction Specifications
 1. Attach a continuous piece of wire mesh (30\"/>



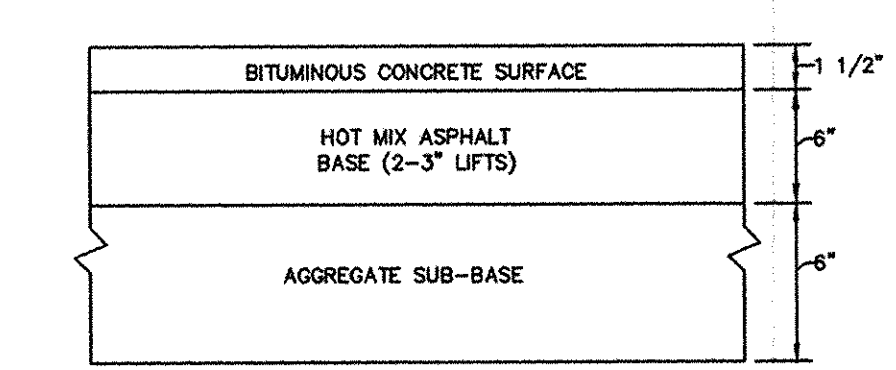
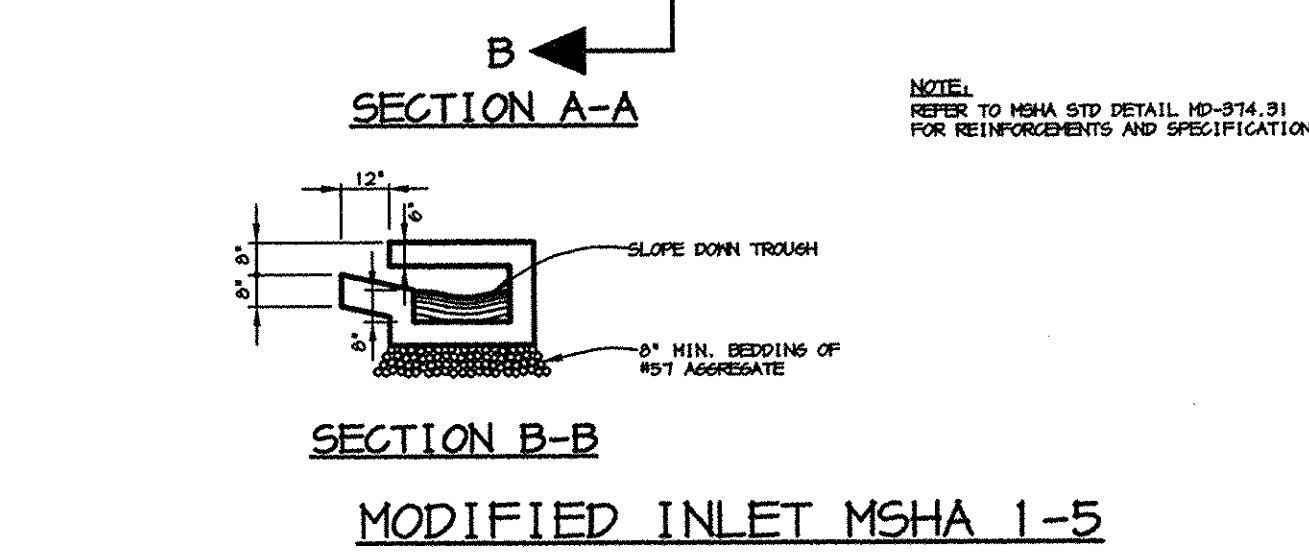
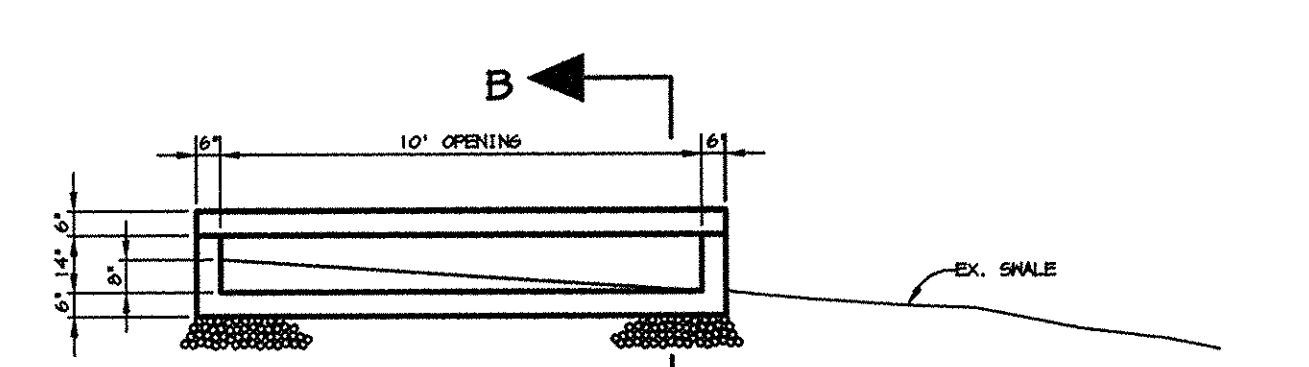
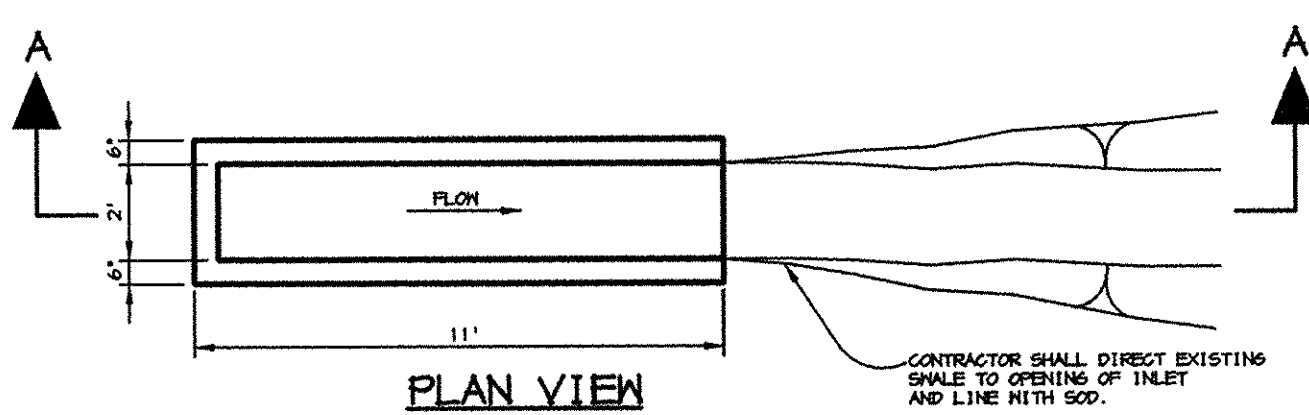
Construction Specifications
 1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
 2. Place 3/4\"/>

SIGN NO. DESCRIPTION SIZE REMARKS

①		R4-7 24" x 30"	BLACK/WHITE
②		R5-1 30" x 30"	RED/WHITE
③		R6-2 18" x 24"	BLACK/WHITE
④		R3-7 30" x 30"	BLACK/WHITE
⑤		18" x 18"	YELLOW OBJECT MARKER, TYPE I
⑥		R3-2 24" x 24"	BLACK/RED/WHITE



M.S.H.A. TYPE 'A' CURB AND GUTTER
NO SCALE



M.S.H.A. PAVING SECTION
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.

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.

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.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 DIRECTOR
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT

DATE NO. REVISION
 OWNER SPARRON II JOINT VENTURE
 DEVELOPER ASTON PROPERTIES
 PROJECT FOOD LION
 AREA FOOD LION P-1804, PARCELS A & B
 TITLE ROUTE 108 IMPROVEMENT PLAN

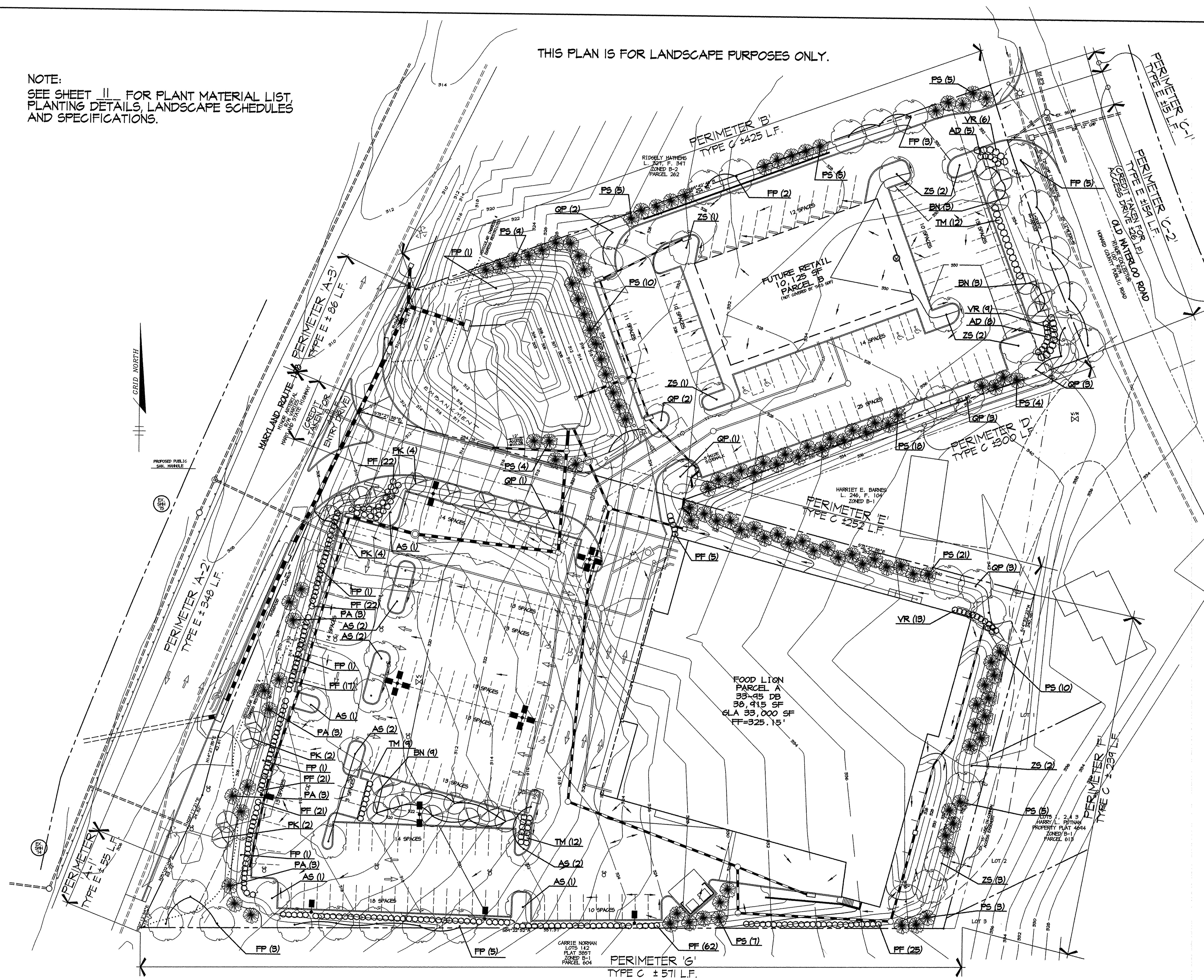
RIEMER MUEGGE & ASSOCIATES, INC.
 ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
 8818 Centre Park Drive, Columbia, Maryland 21045
 tel 410.997.8900 fax 410.997.9282
 DATE 12-16-97
 DESIGNED BY: CJR
 DRAWN BY: RPP
 PROJECT NO: 97119
 DATE: DECEMBER 16, 1997
 SCALE: 1"=30'
 DRAWING NO. 9 OF 12

NOTE:
SEE SHEET II FOR PLANT MATERIAL LIST,
PLANTING DETAILS, LANDSCAPE SCHEDULES
AND SPECIFICATIONS.

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

CONTRACTORS OBLIGATION:
THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL
DATA SHOWN ON SHEETS 10 OF 12 AND 11 OF 12 PRIOR
TO SUBMITTING A BID FOR THIS WORK. SHOULD THERE
BE ANY QUESTIONS REGARDING ANY ITEMS, CONTACT
THE LANDSCAPE ARCHITECT (TEL. 410-997-8900) FOR
CLARIFICATION. OTHERWISE IT WILL BE ASSUMED THAT
THE CONTRACTOR IS FULLY AWARE OF ALL OPERATIONS
AND MATERIALS PERTINENT TO THE PROPER COMPLETION
OF THE WORK.

NOTE:
☒ OF ALL (PF) TO BE 5' BACK FROM FACE OF CURB.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 1-7-98
COUNTY HEALTH OFFICER NR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David S. ... 2/2/98
DIRECTOR DATE

William ... 1/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Linda ... 2/2/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10/28/97	1	MOVE PLANTS FROM A-3 TO A-2
DATE	NO.	REVISION
OWNER SPARRON II JOINT VENTURE C/O RICHARD B. TALKIN 4175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7733		
DEVELOPER MARGARET ROBINSON C/O ROBERT LIDSTON 1334 SULPHUR SPRING ROAD BALTIMORE, MARYLAND 21227 (410) 242-6600		
PROJECT FOOD LION GROCERY STORE / FUTURE RETAIL STORE		
AREA FOOD LION P-1804, PARCELS A & B TAX MAP 37, BLOCK 20 6th ELECTION DISTRICT ZONED B-2		
TITLE LANDSCAPE 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

12.17.97

DESIGNED BY: KEM/CAK
DRAWN BY: KEH/CAK
PROJECT NO.: 97119
DATE: DECEMBER 16, 1997
SCALE: 1"=30'
DRAWING NO.: 10 OF 12

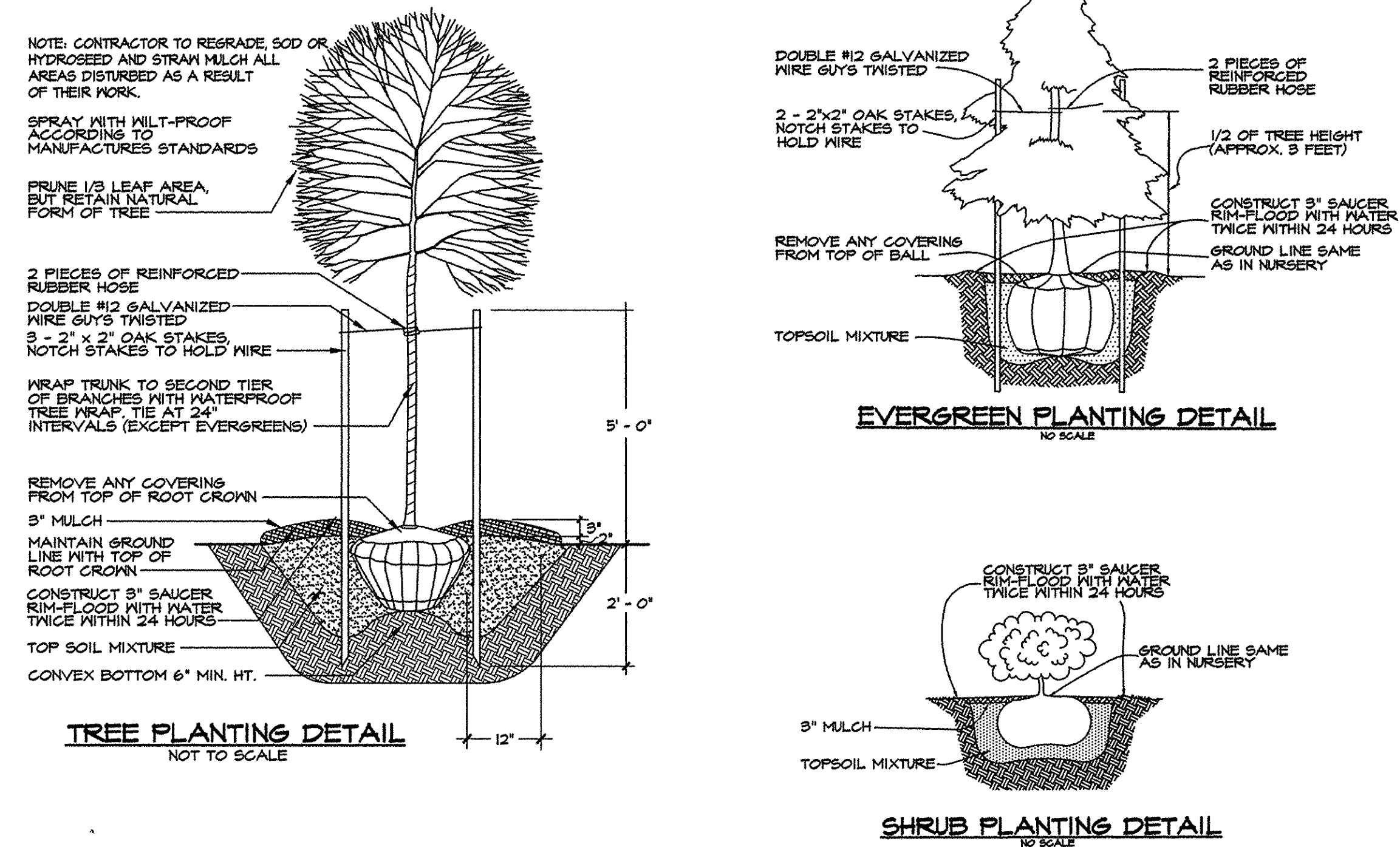
DAVID DOWS #830
SNP-97-106

PLANT MATERIAL LIST					
KEY	QTY	BOTANICAL + COMMON NAME	SIZE	ROOT	REMARKS
AS	12	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
BN	15	Betula nigra 'Heritage' Heritage River Birch	8'-10' HT.	B & B	Multistemmed
FP	23	Fraxinus pennsylvanica 'Marshall's Seedless' Marshall's Seedless Green Ash	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
FK	12	Prunus serrulata 'Kwanzan' Kwanzan Cherry	8'-10' HT.	B & B	Full Crown
QP	15	Quercus palustris Pin Oak	2 1/2" - 3" Cal.	B & B	Full Crown Central Leader
ZS	11	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	2 1/2" - 3" Cal.	B & B	Full Crown
PA	12	Picea abies Norway Spruce	6'-8' HT.	B & B	Full Form
PS	106	Pinus strobus White Pine	6'-8' HT.	B & B	Full Form
AD	13	Azalea X 'Delaware Valley White' Delaware Valley White Azalea	18"-24" SP.	B4B/Cont.	Full
FF	181	Photinia X fraseri Fraser's Photinia	3'-4' HT.	B4B/Cont.	Full Form
TM	33	Taxus media 'Hicksii' Hicks Yew	2 1/2"-3" HT.	B & B	Full Form
VR	28	Viburnum rhytidophyllum Leatherleaf Viburnum	2 1/2"-3" HT.	B & B	Full Form

PLANTING SPECIFICATIONS

- 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 the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable distortions. 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 healed-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 one year 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 one 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 or blaze orange safety 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 the growing season of completion of site construction.
- Bld 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 shall be planted in continuous trenches or prepared planting beds and 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.
- Seed 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.
- 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



LANDSCAPE SCHEDULES

PERIMETER	ADJACENT TO ROADWAYS					ADJACENT TO PERIMETER PROPERTIES					
	A-1	A-2	A-3	C-1	C-2	B	D	E	F	G	H
LANDSCAPE TYPE	E	E	E	E	E	C	C	C	C	C	C
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	± 85'	± 840'	± 86'	± 15'	± 154'	± 425'	± 300'	± 252'	± 234'	± 571'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
CREDIT FOR MALL FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	YES (42 L.F. ENTRY DRIVE)	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	55/40 = 1.4	306/40 = 7.7	86/40 = 2.2	15/30 = 0.5	154/40 = 3.9	425/40 = 10.6	300/40 = 7.5	252/40 = 6.3	234/40 = 5.9	571/40 = 14.3	
SHADE TREES	0	0	0	0	0	0	0	0	0	0	
EVERGREEN TREES	55/4 = 13.8	306/4 = 76.5	86/4 = 21.5	15/15 = 1.0	154/4 = 38.5	425/4 = 106.3	300/4 = 75.0	252/4 = 63.0	234/4 = 58.5	571/4 = 142.8	
SHRUBS	0	0	0	0	0	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED	1	4	0	0	2	10	3	2	0	5	
SHADE TREES	0	0	0	0	0	0	0	0	0	0	
EVERGREEN TREES	0	4	4	0	0	0	0	0	0	0	
SMALL FLOWERING TREES	0	4	4	0	0	0	0	0	0	0	
SHRUBS	1	12	22	0	40	0	0	0	0	0	

SUBSTITUTION NOTES:

PERIMETER LANDSCAPE EDGE, SCHEDULE A

PERIMETER A-1:
SUBSTITUTE ONE (1) EVERGREEN TREE FOR FIVE (5) SHRUBS.

PERIMETER A-3:
DUE TO PLANTING RESTRICTIONS, THE TREES AND SHRUBS HAVE BEEN SHIPPED TO PERIMETER A-2.

PERIMETER C-1:
SUBSTITUTE (2) EVERGREEN TREES FOR (0.5) SHADE TREE AND (0.4) EVERGREEN TREE.

PERIMETER C-2:
TWO (2) SHADE TREES ARE LOCATED IN THE NEAREST PARKING LOT ISLANDS.

PERIMETER D:
EIGHT (8) EVERGREEN TREES WERE SUBSTITUTED FOR 4 SHADE TREE REQUIREMENTS.

PERIMETER E:
EIGHT (8) EVERGREEN TREES WERE SUBSTITUTED FOR 4 SHADE TREE REQUIREMENTS.

PERIMETER G:
EIGHTY-SEVEN (87) SHRUBS HAVE BEEN SUBSTITUTED FOR NINE (9) SHADE TREES.

THREE (3) EVERGREEN TREES WERE LOCATED ALONG PERIMETER F. FOURTEEN (14) EVERGREEN TREES HAVE BEEN LOCATED ON THE NORTHEAST AND SOUTHWEST SLOPES OF THE SPIN POND. FOUR (4) SMALL FLOWERING TREES HAVE BEEN SUBSTITUTED FOR FOUR (4) EVERGREEN TREES ALONG THE SOUTHEAST SIDE OF THE WEST ENTRANCE DRIVE.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	250
NUMBER OF TREES REQUIRED	12.4
NUMBER OF TREES PROVIDED	11
SHADE TREES	1
OTHER TREES (SH SUBSTITUTION)	10
NUMBER OF ISLANDS REQUIRED (1 ISLAND/ 20 SPACES)	12.4
NUMBER OF ISLANDS PROVIDED	11

STREET TREE REQUIREMENTS	
1201 L.F. ROAD FRONTAGE	
- 126 L.F. (ACCESS DRIVE ENTRANCE)	
875 L.F. (NET ROAD FRONTAGE)	
5 STREET TREES REQUIRED	
(4) 1 STREET TREE / 55 L.F. ROAD FRONTAGE	

NOTES: 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 \$487,000.00

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

David M. Dow 1-7-98
COUNTY HEALTH OFFICER H/L DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David M. Dow 2/2/98
DIRECTOR DATE

John Vanman 1/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 2/2/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10/28/97 1 MOVE PLANTS FROM A-3 TO A-2

DATE NO. REVISION

OWNER

DEVELOPER

ASTON PROPERTIES
6525 MORRISON BLVD., SUITE 300
CHARLOTTE, NC 28211
(704) 366-7337

PROJECT

FOOD LION

AREA

TAX MAP 3T, BLOCK 20
6th ELECTION DISTRICT
ZONED B-2

TITLE LANDSCAPE SPECIFICATIONS,
SCHEDULES, DETAILS AND
PLANT MATERIALS LIST

RIEMER MUEGGE & ASSOCIATES, INC.

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

12-17-97
DATE

DESIGNED BY: KEM

DRAWN BY: KEH/CAK

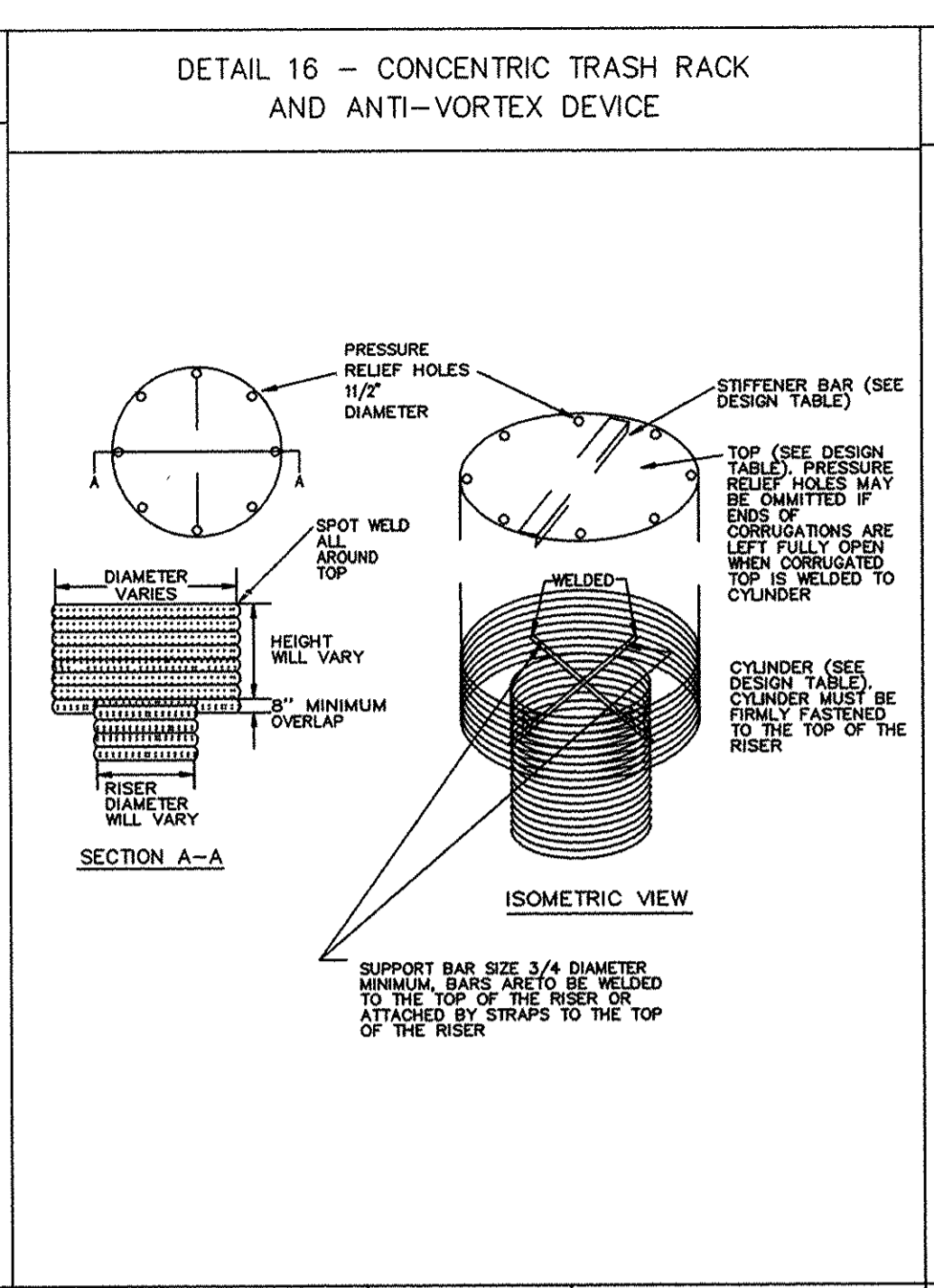
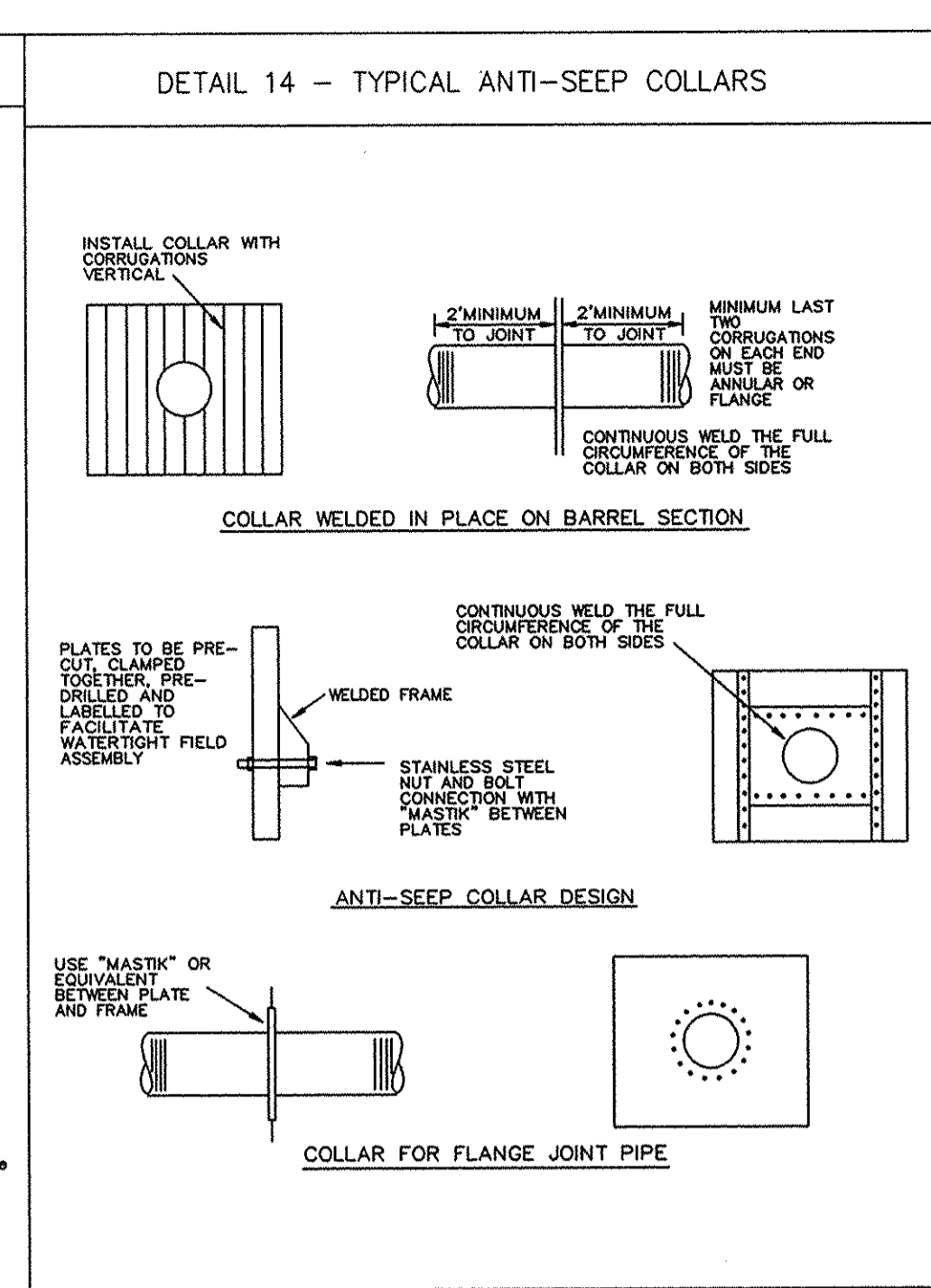
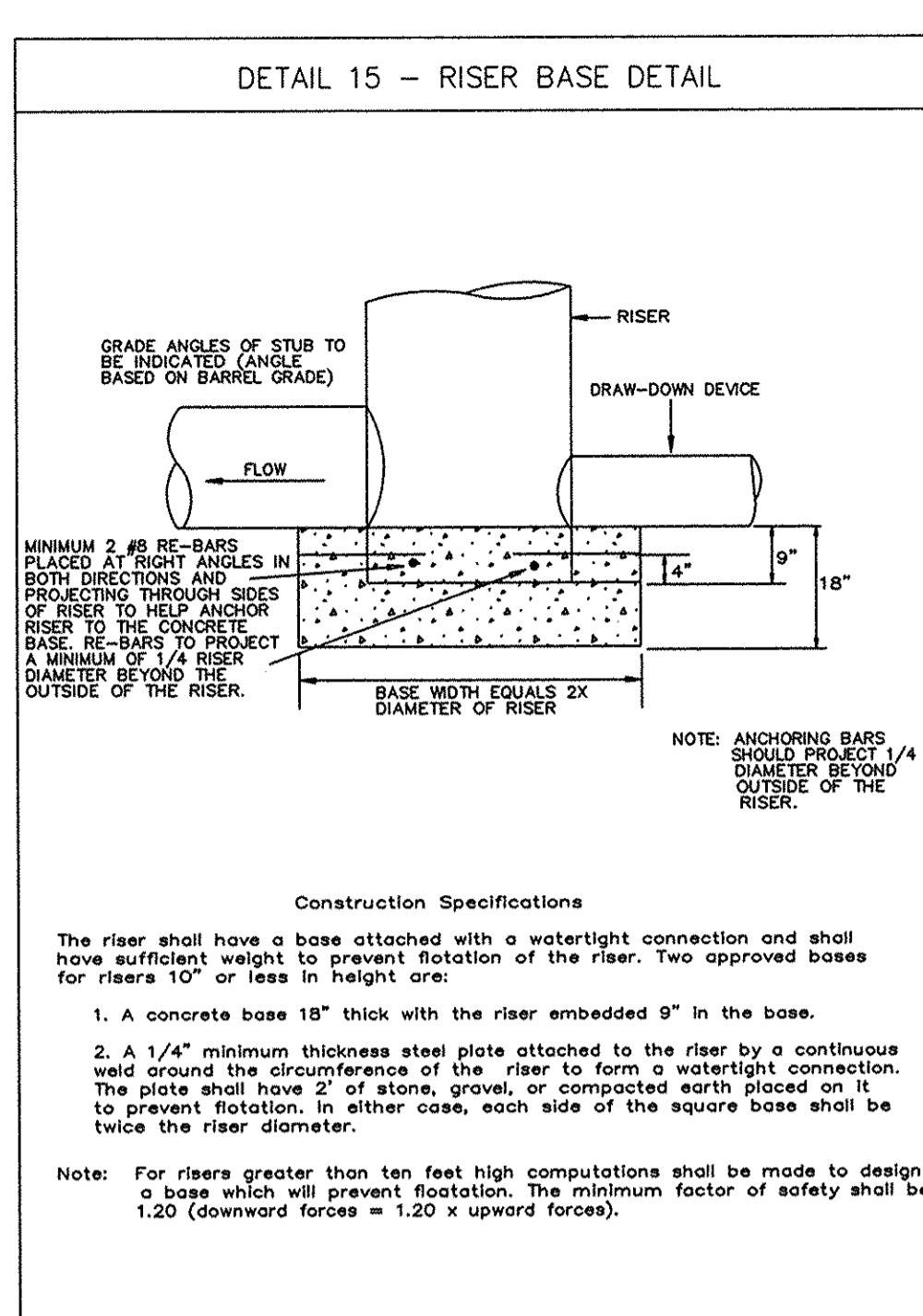
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LSCP2.DWG

DATE: DECEMBER 10, 1997

SCALE: AS SHOWN

DRAWING NO. 11 OF 12

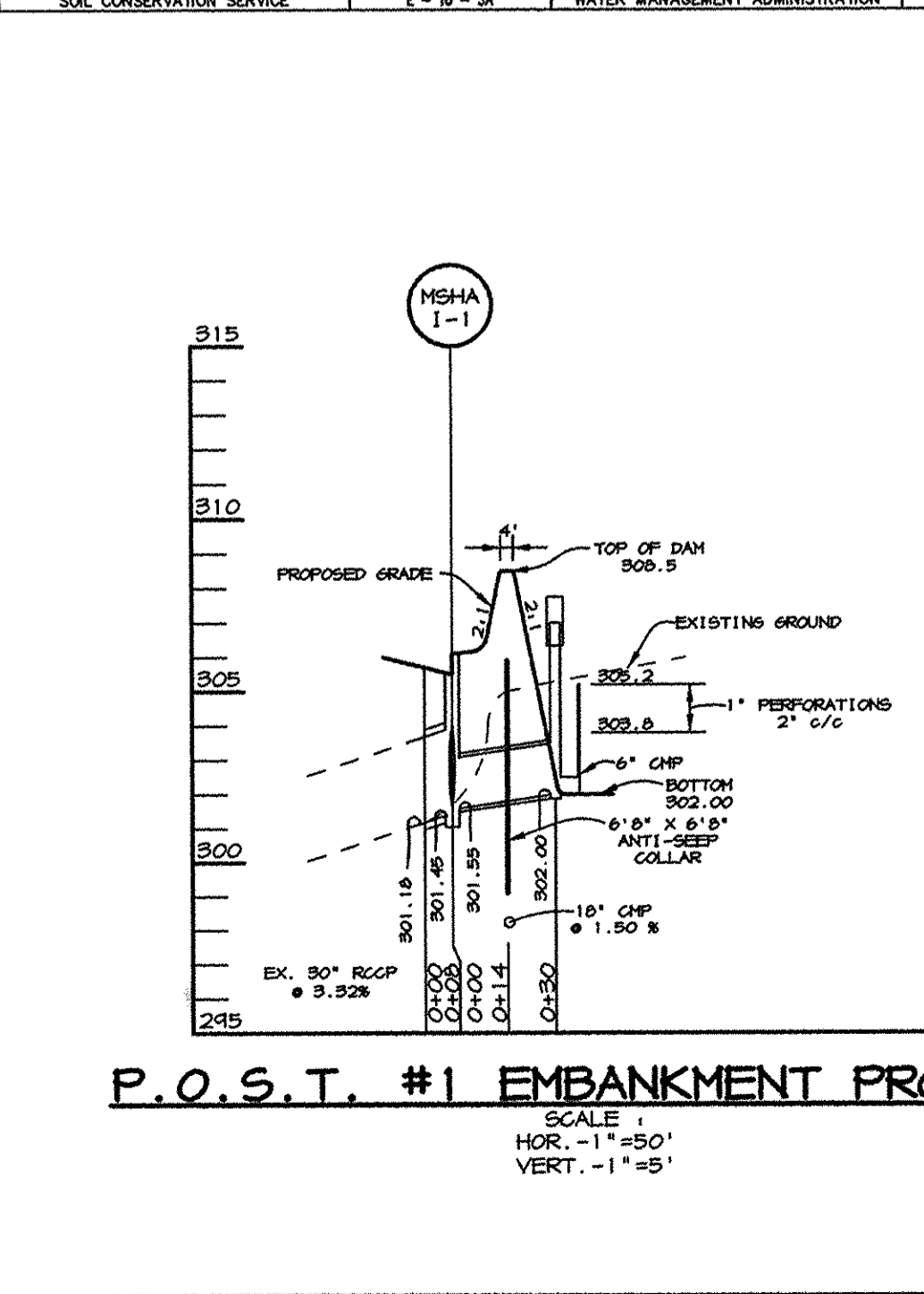
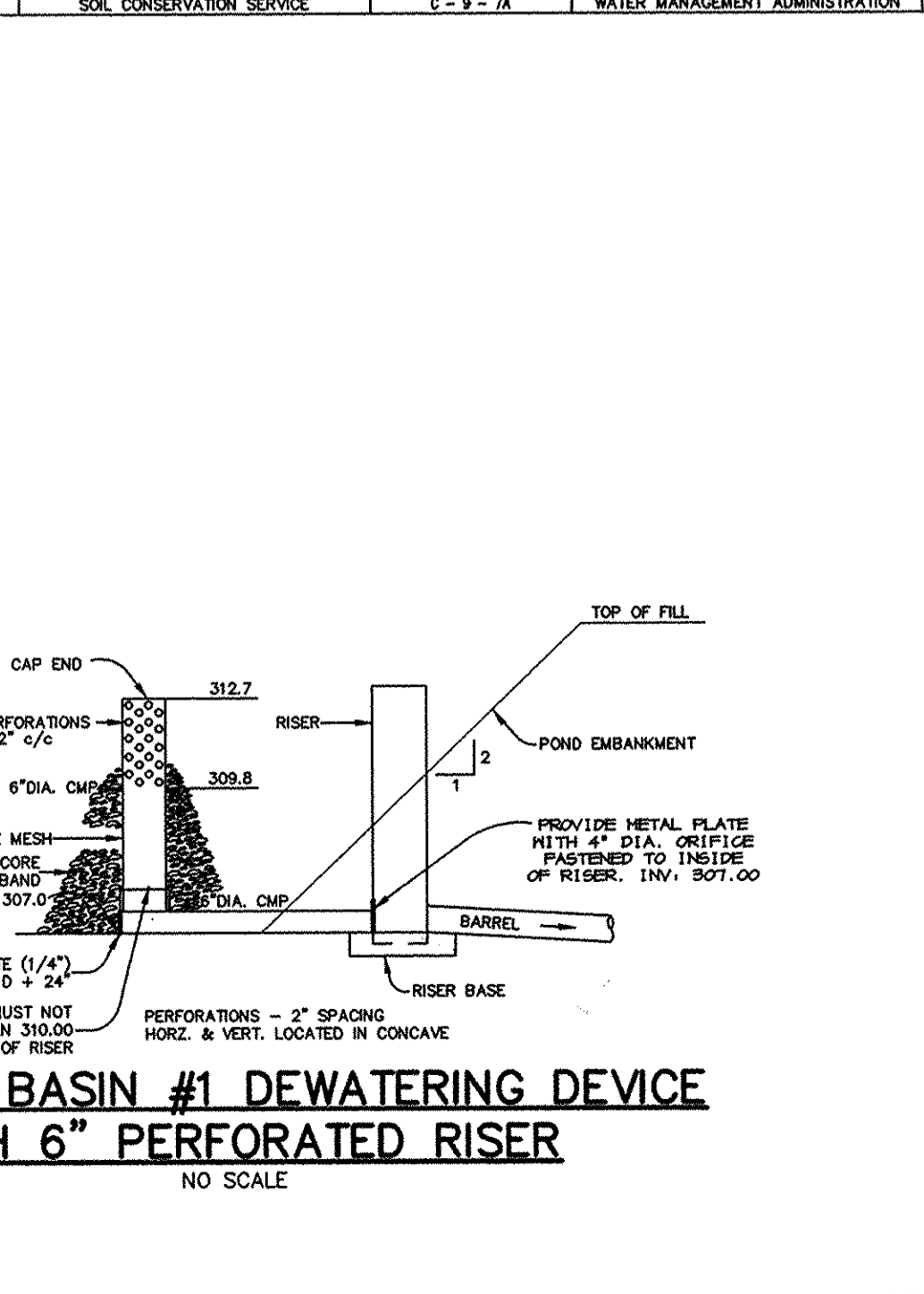
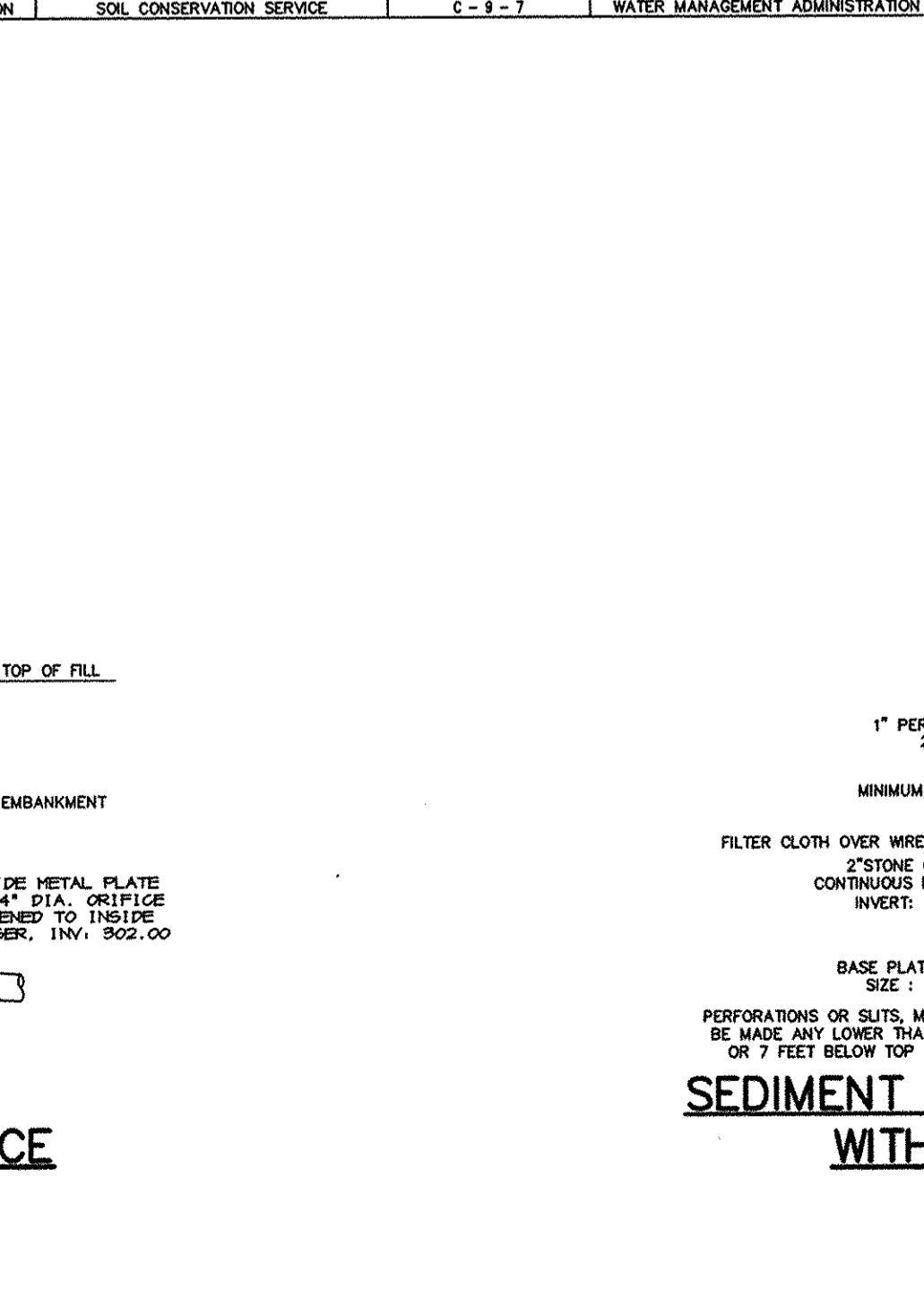
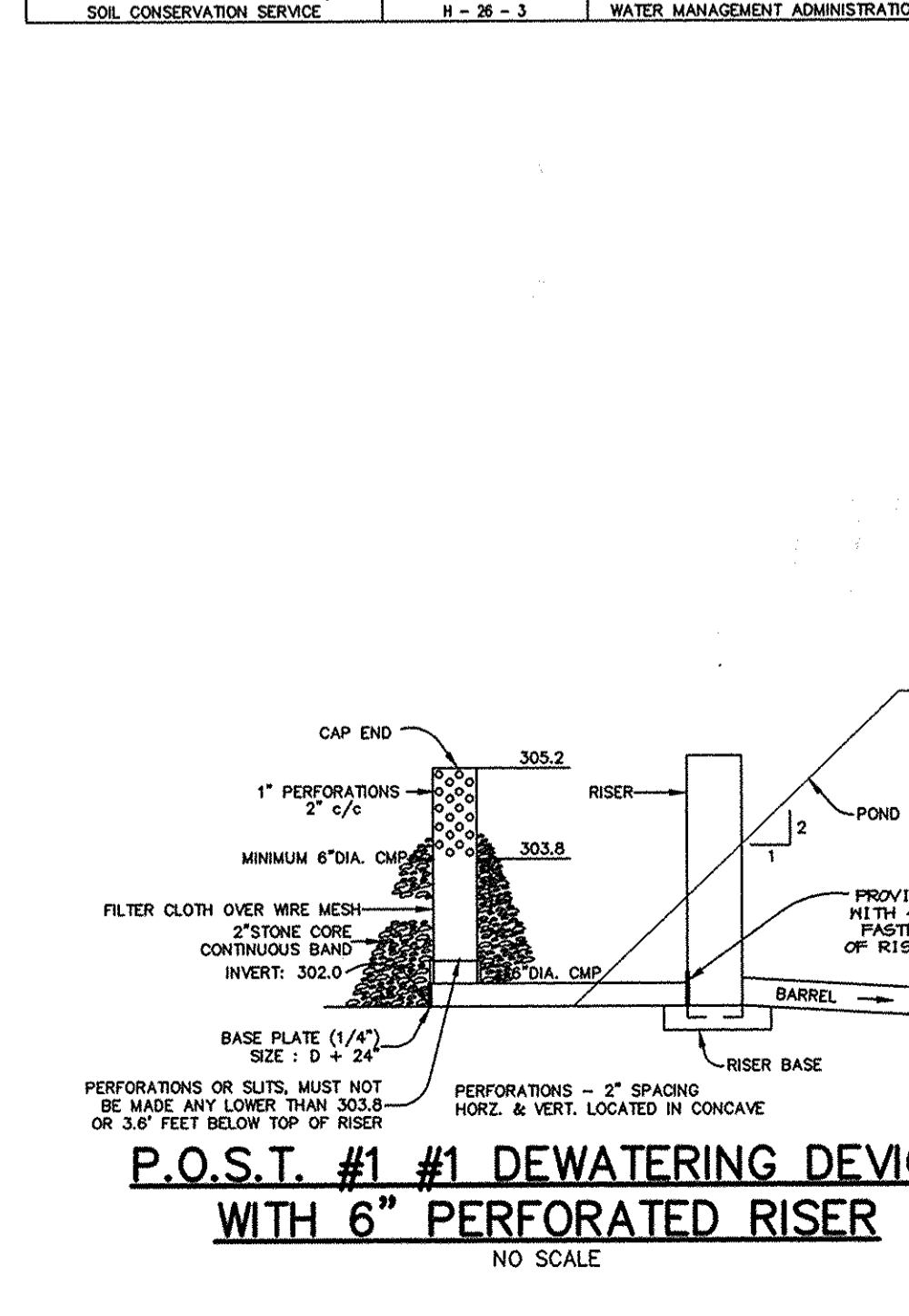
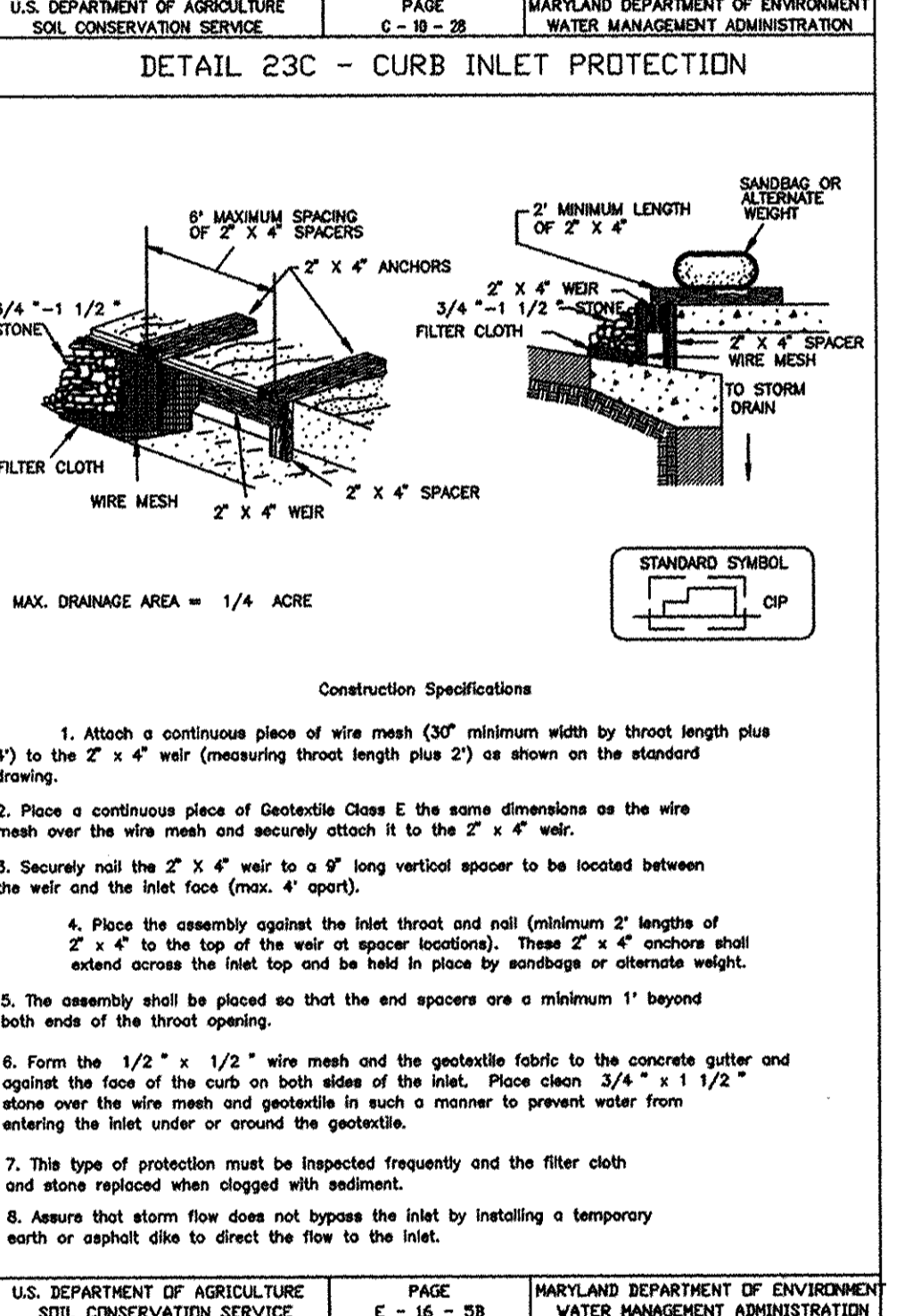
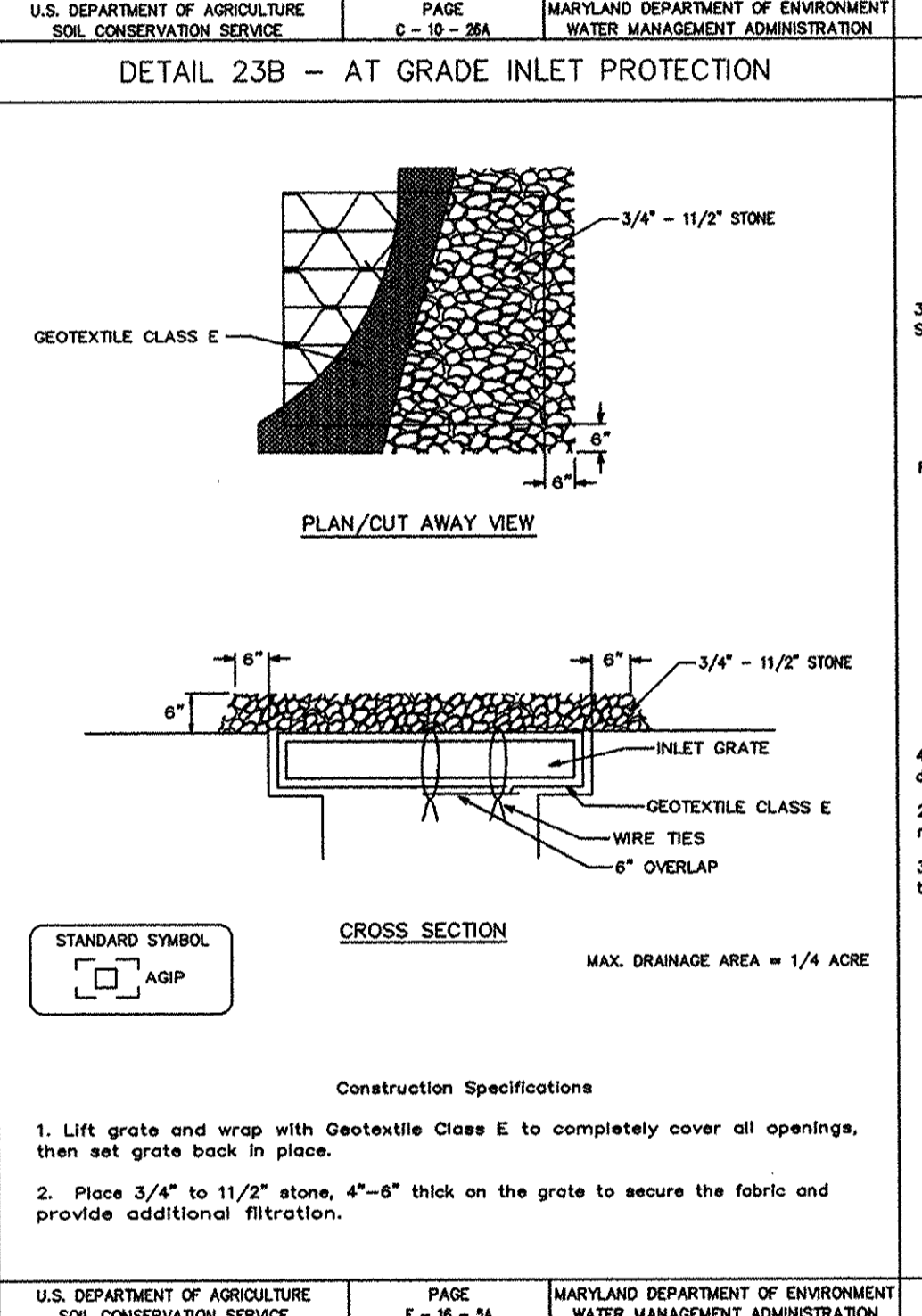
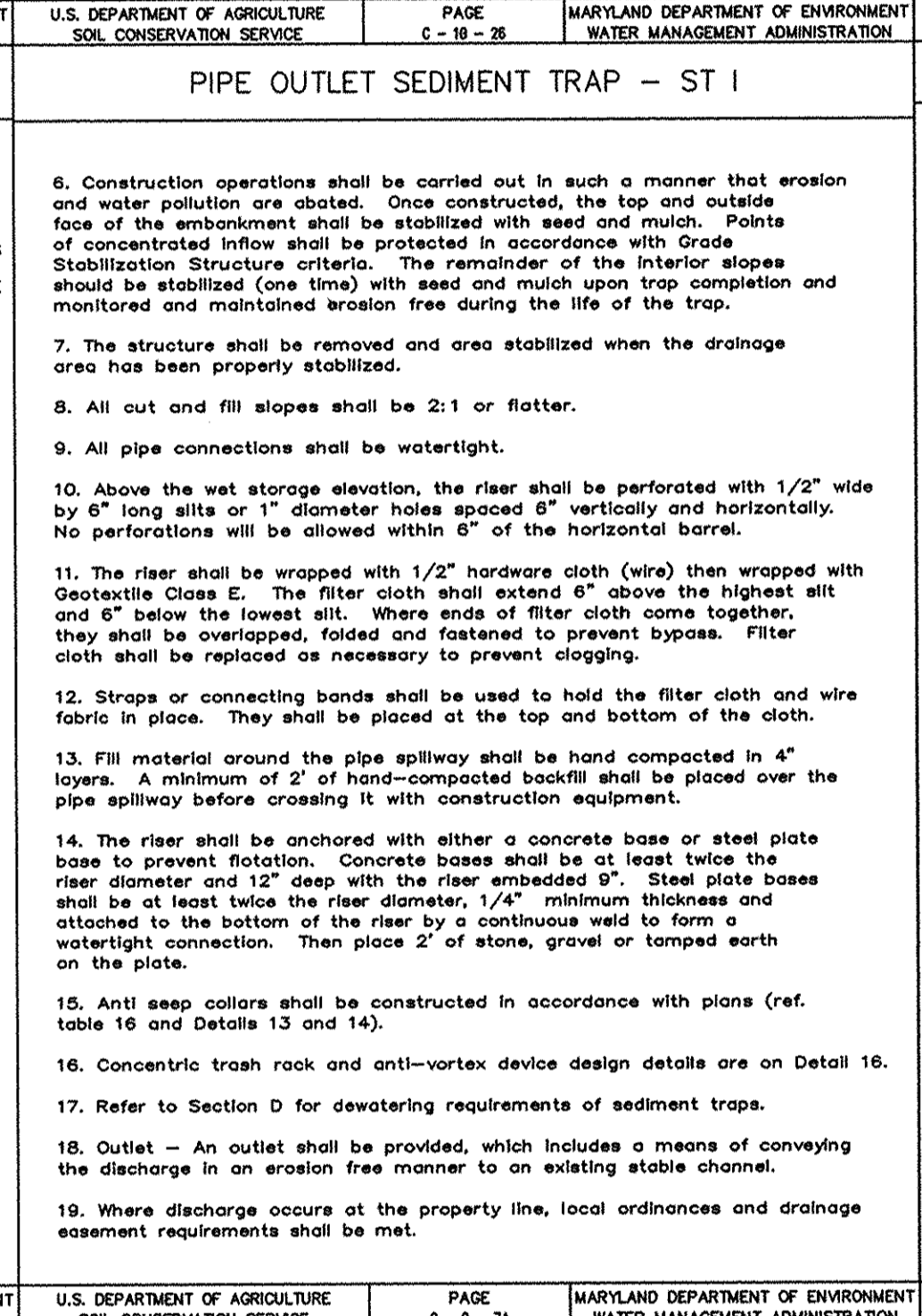
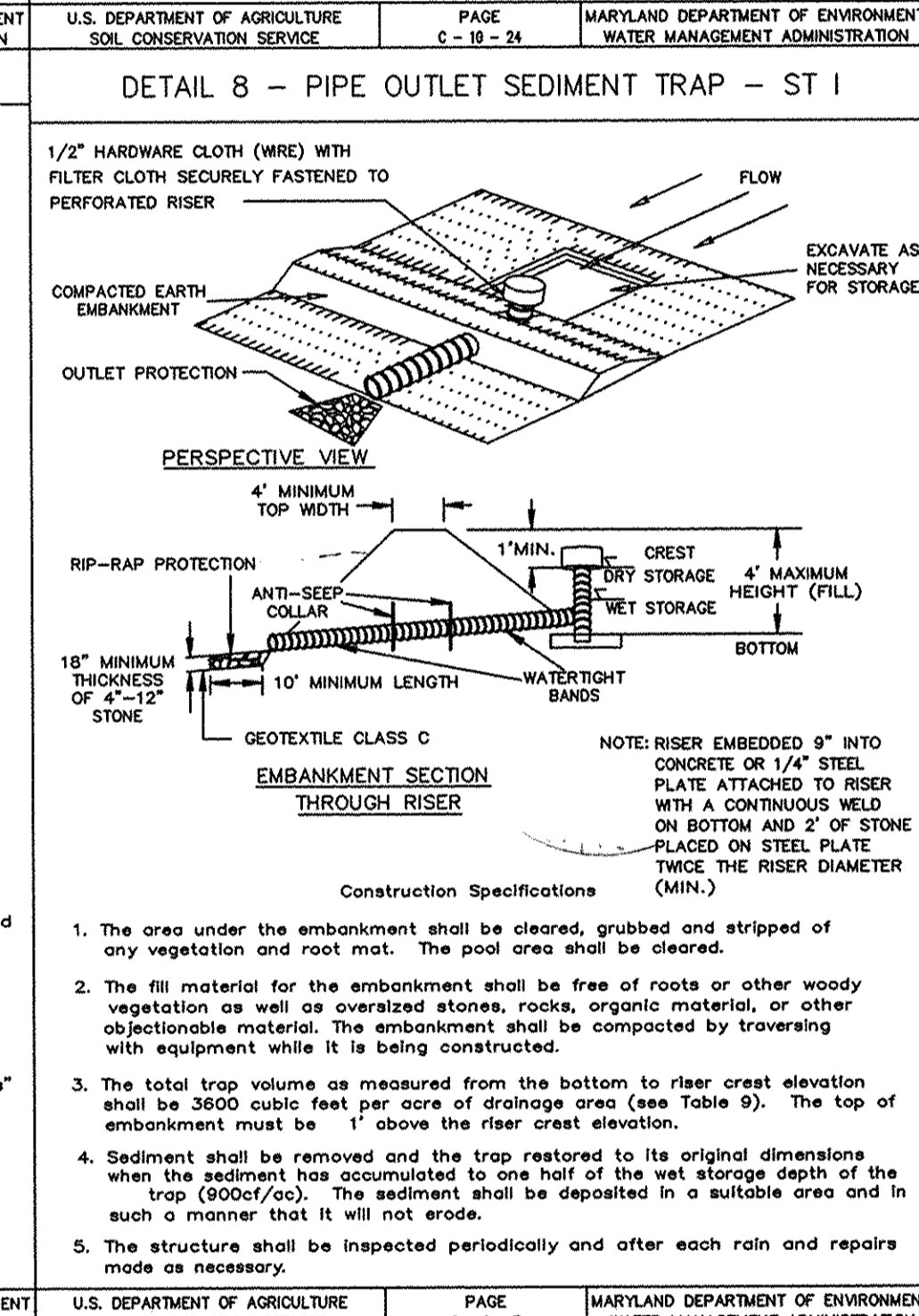
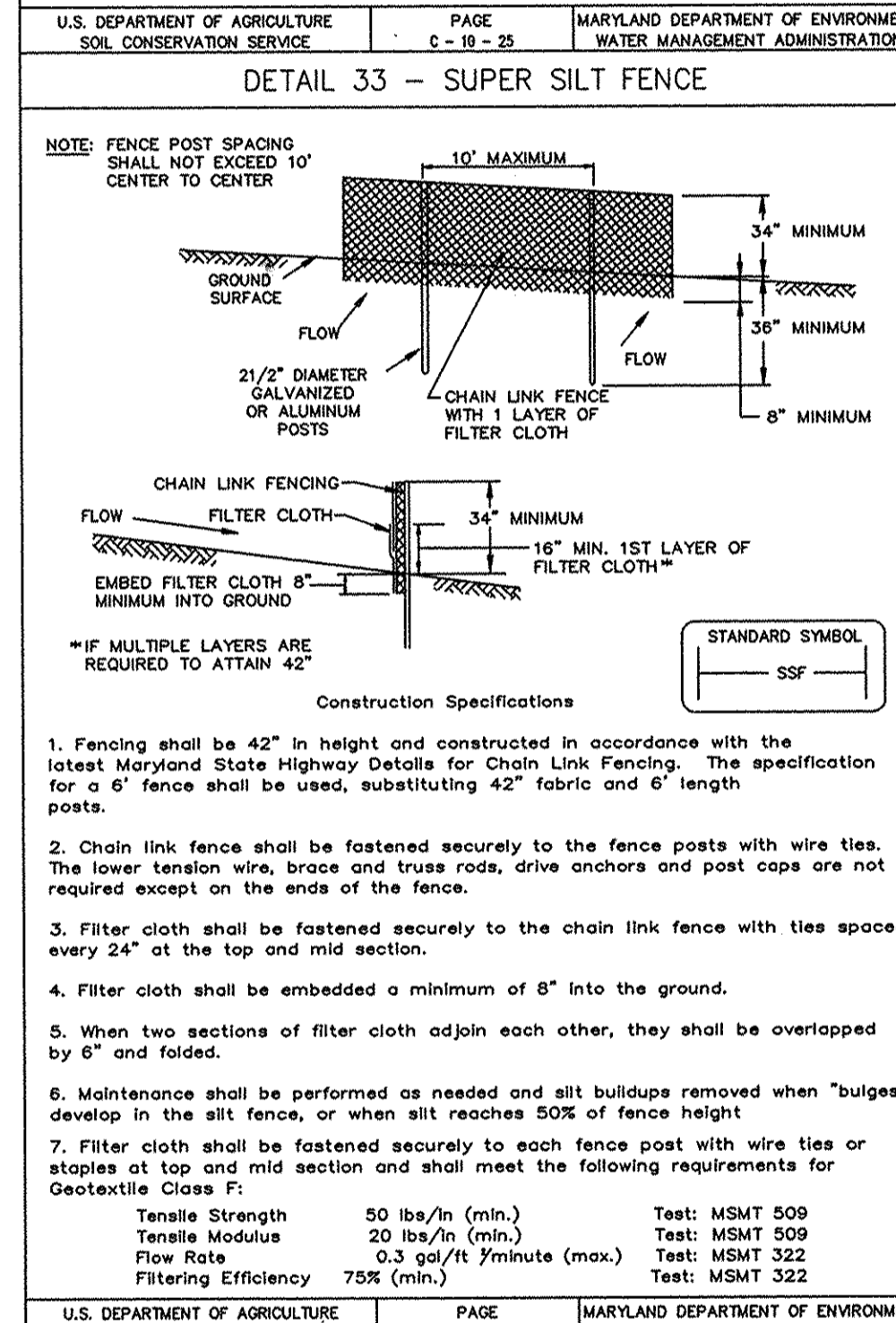
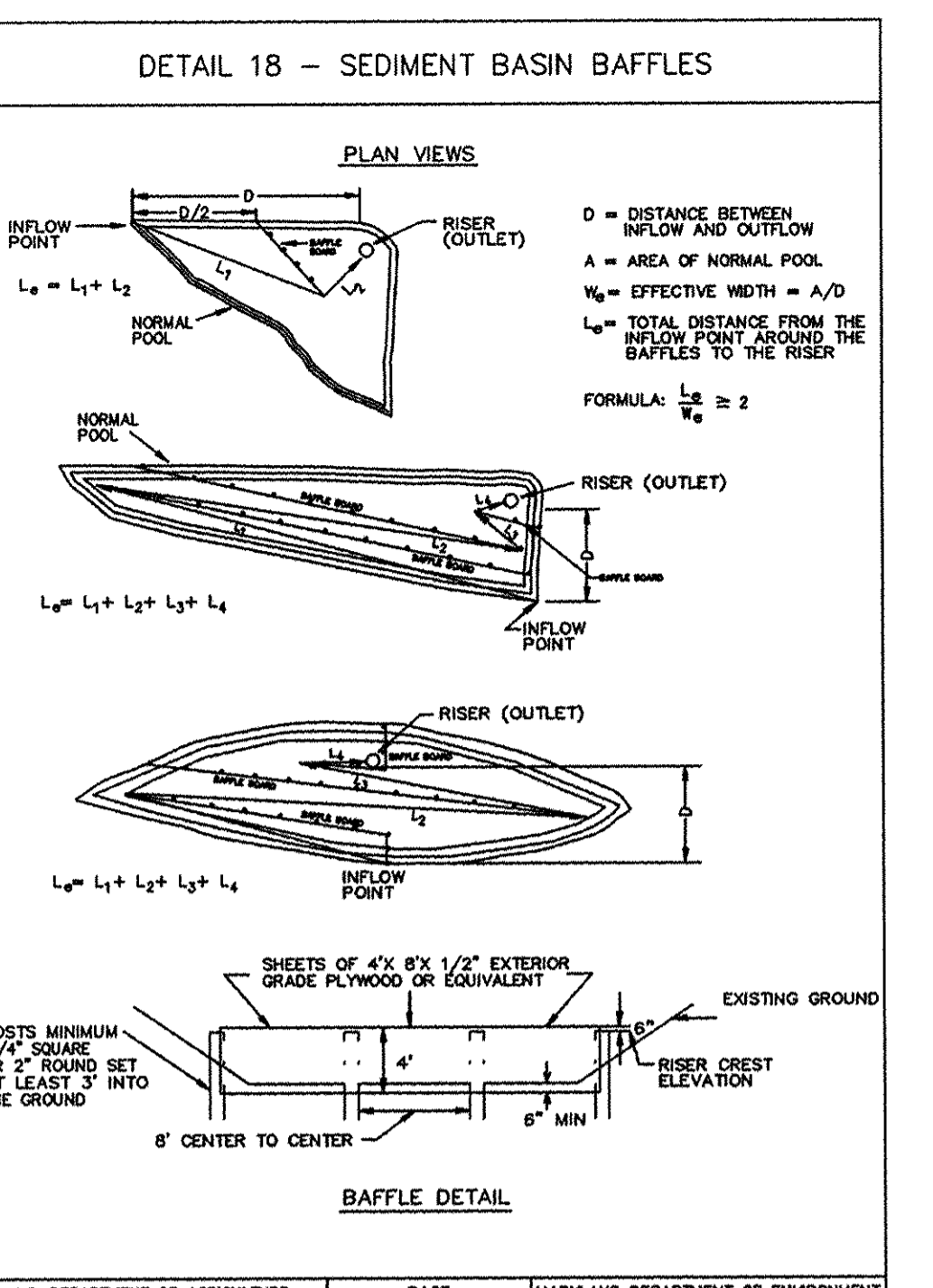
DAVID DOWS #230



DETAIL 16 CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE (continued)

Riser Diam., in.	Trash Rack Cyl. Thick., in.	Trash Rack Cyl. H., in.	Minimum Size Support Bar	Minimum Top Stiffener
12	18	16	#6 Rebar	16 ga.
15	21	16	"	"
18	27	16	"	"
21	30	16	"	"
24	36	16	"	14 ga.
27	42	16	"	14 ga.
36	54	14	#8 Rebar	12 ga.
42	60	14	"	"
48	72	12	1-1/4" pipe or 1-1/2 x 1-1/4 x 1/4 angle	10 ga.
54	78	12	"	"
60	90	12	1-1/2" pipe or 1-1/2 x 1-1/2 x 1/4 angle	8 ga.
66	96	10	2" pipe or 2x2x1/8 angle	8 ga.
72	102	10	"	2-1/2 x 2-1/2 x 1/4 angle
78	114	10	2-1/2" pipe or 2-1/2 x 2-1/2 x 1/4 angle	"
84	120	10	2-1/2" pipe or 2-1/2 x 2-1/2 x 1/4 angle	2-1/2 x 2-1/2 x 5/16 angle

Note: The above trash rack and anti-vortex device information is only for corrugated metal pipe. Concrete risers must meet the requirements of MD 378.



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

John M. Bugh 1-7-98
COUNTY HEALTH OFFICER *H.R.* DATE

BY THE DEVELOPER:

1/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. Bugh 12/19/97
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 12-16-97
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.

Clay Springs 12/30/97
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.

John M. Bugh 12/30/97
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David Suter 2/3/98
DIRECTOR DATE

Orlando Williams 1/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Candy Houston 2/6/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER: SPARRON II JOINT VENTURE
C/O RICHARD B. TALKIN
4175 GULLFORD ROAD
COLUMBIA, MARYLAND 21046
(410) 730-7733

DEVELOPER: MARGARET ROBINSON
C/O ROBERT LIDSTON
1334 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227
(410) 242-6600

DEVELOPER: ASTON PROPERTIES
6525 MORRISON BLVD., SUITE 300
CHARLOTTE, NC 28211
(704) 366-7337

PROJECT: FOOD LION
GROCERY STORE / FUTURE RETAIL STORE

AREA: FOOD LION P-1804, PARCELS A & B
TAX MAP 37, BLOCK 20
6th ELECTION DISTRICT
ZONED B-2

TITLE: PROFILES, NOTES, AND DETAILS

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

12-16-97
DATE

DESIGNED BY: CJR
DRAWN BY: RPP
PROJECT NO.: 97119
"SDP12.DWG"
DATE: DECEMBER 16, 1997
SCALE: AS SHOWN
DRAWING NO. 12 OF 12

JAYKANT D. PAREKH #19148
SDP-97-106