

6663-81  
3242

DEED AND AGREEMENT OF EASEMENT

THIS DEED AND AGREEMENT OF EASEMENT, made this 18<sup>th</sup> day of *September*, 1981, by and between THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., a Maryland corporation ("Grantor") and LONG REACH INTERFAITH CENTER, INC., a Maryland Corporation ("Grantee");

WITNESSETH:

WHEREAS, Grantor is the owner of Lot 3 as shown on that Plat entitled "<sup>Columbia</sup> Village of Long Reach, Parcels", Resubdivision of Parcels through \_\_\_\_\_, Section 1, Area 5," which Plat is recorded among the Land Records of Howard County, Maryland as Plat <sup>Book 21 Folio 81</sup> ~~1496~~; and <sup>J.P. C.S.</sup>

WHEREAS, Grantee, by deed recorded or intended to be recorded immediately prior hereto, is the owner of Lots 5 and 6 as shown on that same Plat as described above; and

WHEREAS, Grantor has agreed to grant unto Grantee, and Grantee has agreed to accept from Grantor an easement for (i) pedestrian and vehicular ingress and egress, in, on, over and upon all of Lot 3 for the benefit of Lots 5 and 6 (ii) construction of vehicular parking facilities, in, on, over and upon all of that portion of Lot 3 outlined in red on the plat attached hereto as Exhibit A (the "Future Expansion Area"), and (iii) the right for Grantee to credit certain vehicular parking spaces on Lot 3 to the uses to be developed on Lots 5 and 6; and

WHEREAS, Grantor and Grantee desire to execute this Deed and Agreement of Easement to effect the granting of the said easement, and, further, to set forth certain terms, conditions and agreements with respect to said easement.

RECD FEE 25.00  
3242 H  
#11142 C940 R02 T09:21  
H09/28/81

NOW, THEREFORE, in consideration of the premises, the mutual promises and agreements hereinafter set forth, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

SHAMES, HOWEN & BENTLEY  
ATTORNEYS  
AT LAW

25.00  
*Mary Lou Stewart*  
9/25/81  
Transfer Clerk

Agricultural Transfer Tax in the amount of *n/a*  
*M.L. Stewart*

Ex. 1

1. Grantor does hereby grant and convey unto Grantee, its successors and assigns (including its or their agents, contractors, employees, servants, tenants and invitees) and Grantee accepts, for itself, its successors and assigns a perpetual, non-exclusive easement for (i) the purpose of effecting access, ingress and egress by pedestrian and vehicular traffic, in, on, over and upon all the surface area of said Lot 3 and for the purpose of providing vehicular parking thereon. (ii) building, maintaining and using ground level, paved vehicular parking lots and related facilities, including but not limited to, paved parking areas, roadways, sidewalks, curbs, gutters and storm drains, in, on, over and upon all of the surface area of the Future Expansion Area. The aforesaid easements are subject, however, (i) to the existing rights of others to use Lot 3, and (ii) to the reservation, effected hereby, to Grantor to grant other and further non-exclusive easements with respect to Lot 3.

2. The parties hereto acknowledge and agree that the easement hereby granted is for the benefit of Lots 5 and 6 and shall be appurtenant thereto.

3. Grantor and Grantee acknowledge that, as of the date hereof, Lot 3 is partially improved for use as vehicular parking and related pedestrian access (the "Existing Parking Improvements"), but that to permit access to Lots 5 and 6 certain additional improvements may be required before actual use of the easement herein granted as applied to the Existing Parking Improvements can be implemented. Grantor hereby agrees that, subject to paragraph 4 hereof, Grantee shall have the right to construct and install such roadways, sidewalks, curbs, gutters, storm drains and similar features (the "Improvements") as shall be required to afford vehicular and pedestrian access between Lots 5 and 6 and Lot 3 as related to the Existing Parking Improvements as well as the Future Expansion Area referred to

SEMMES, DOWEN  
& SEMMES  
3014 1/2 Street  
Birmingham, AL 35202

herein. Grantor and Grantee also acknowledge that, as of the date hereof the Future Expansion Area is unimproved and that same must be improved by the construction of Improvements before actual use of the easement on the Future Expansion Area can be implemented. Grantee understands and agrees that among the Improvements constructed on the Future Expansion Area shall be pole lights identical to (or conforming to if otherwise approved by Grantor) the existing pole lights constructed and installed on Lot 3. Grantee covenants and agrees that all costs and expenses of any nature associated with the construction of the Improvements described above shall be borne by it or such other parties as it may agree with regarding mutual use of said Improvements; but, in no event by Grantor.

4. Grantee covenants and agrees that no such construction of Improvements will commence without Grantee first obtaining the written consent and approval of Grantor of Grantee's construction plans and specifications relating to said Improvements. Additionally, Grantee covenants and agrees that all such Improvements on Lot 3 shall be constructed in strict conformance with the plans and specifications so approved by Grantor, and in accordance with the standards prescribed by those governmental agencies having jurisdiction over such construction.

5. Grantee acknowledges that Lot 3, over which the easement herein is granted, is subject to and burdened by the Long Reach Village Covenants, dated *May 15, 1970*, and recorded among the Land Records of Howard County, Maryland, at Liber *532*, folio *181*. Grantee agrees to be bound by and comply with all of the provisions of said Long Reach Village Covenants in its use of the easement herein granted.

6. From and after the date of completion of the Improvements or the initiation of Grantee's actual use of the within

HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 1072 p.0051 MSA\_CE\_53\_1058. Date available 11/20/2003. Printed 3/14/2026.

SEMINES, HOWLEN  
2025 MARS  
107 Light Street  
Baltimore, MD 21202

easement as a source of parking for its improvements on Lots 5 and 6 (unless Grantee shall have constructed all parking on Lots 5 and 6 required by governmental authorities for its uses thereon) Grantee shall share equally with Grantor for the costs of repair and maintenance of the Improvements, <sup>and the Existing Parking</sup> utilized for pedestrian and vehicular access and parking on Lot 3 and the costs of utility payments for lighting of areas on Lot 3 for parking and vehicular access.

*Improvements*  
*OK*  
*OK*  
*C.S.*

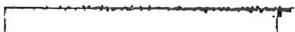
7. During the period of any construction of the Improvements on Lot 3 by Grantee, Grantee shall keep in force and effect, at its sole cost and expense, public liability insurance with minimum limits of One Million Dollars (\$1,000,000.00) for personal injury or death to one or more persons as a result of any one single accident or disaster, and Five Hundred Thousand Dollars (\$500,000.00) for damage to personal property and shall name Grantor, or its successors and assigns, on such policies as an additional insured party.

8. Grantee assumes all risks of, and agrees that it shall indemnify, defend against and hold harmless Grantor from and against any claims, actions, damages, liability and expense (including reasonable attorney's fees) in connection with loss of life, personal injury or damage to property arising from or out of the use of Lot 3, pursuant to the terms of the easement granted herein, by Grantee, its agents, contractors, employees, servants or invitees.

9. Grantee shall promptly discharge or bond to the satisfaction of Grantor any and all mechanics' liens filed against Lot 3 in connection with the construction of the Improvements thereon and for services claimed to be performed upon or materials claimed to be delivered on Lot 3 on behalf of Grantee.

HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 1072 p.0052 MSA\_CE\_53\_1058. Date available 11/20/2003. Printed 3/14/2026.

SEMMES, HOWEN  
& SEMMES  
ATTORNEYS  
101 EAST FIFTH  
BIRMINGHAM, AL 35202



10. Grantor does hereby further grant and convey unto Grantee the right to credit any parking spaces now existing on Lot 3 (and not required as a credit by Grantor against the parking requirements of Grantor applicable to its existing uses under County law in the Long Reach Village Center) to its requirements under County law for parking in connection with its future use of Lots 5 and 6.

11. The easement hereby granted, and the covenants and agreements herein contained, shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

ATTEST:

THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.

Frederick M. Puzon  
Assistant Secretary

By: Jacqueline A. Dewey  
Vice-President

ATTEST:

LONG REACH INTERFAITH CENTER, INC.

Charles Longford J.  
~~Secretary~~ Vice-President

By: Robert L. Sami  
President

HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 1072 p.0053 MSA\_CE\_53\_1058. Date available 11/20/2003. Printed 3/14/2026.

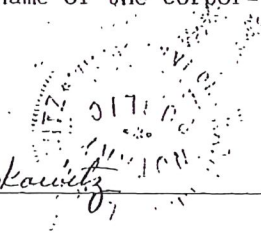
SEMMES, HOWEN  
& SEMMES  
031424 Notary  
Notary for ME 11229

STATE OF MARYLAND)
) To Wit:

I HEREBY CERTIFY, that on this 18 day of September, 1981, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Jacqueline A. Dewey, Vice President of The Columbia Park and Recreation Association, Inc., and acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

WITNESS, my hand and Notarial Seal.

Katherine Plaskowitz
Notary Public



My Commission Expires:

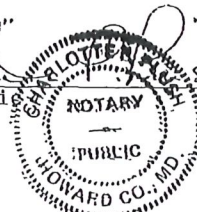
July 1, 1982

STATE OF MARYLAND)
) To Wit:

I HEREBY CERTIFY, that on this 17 day of September, 1981, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared Robert S. Davis, President of Long Reach Interfaith Center, Inc., and acknowledged that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

WITNESS, my hand and Notarial Seal.

Charles P. Lotter
Notary Public



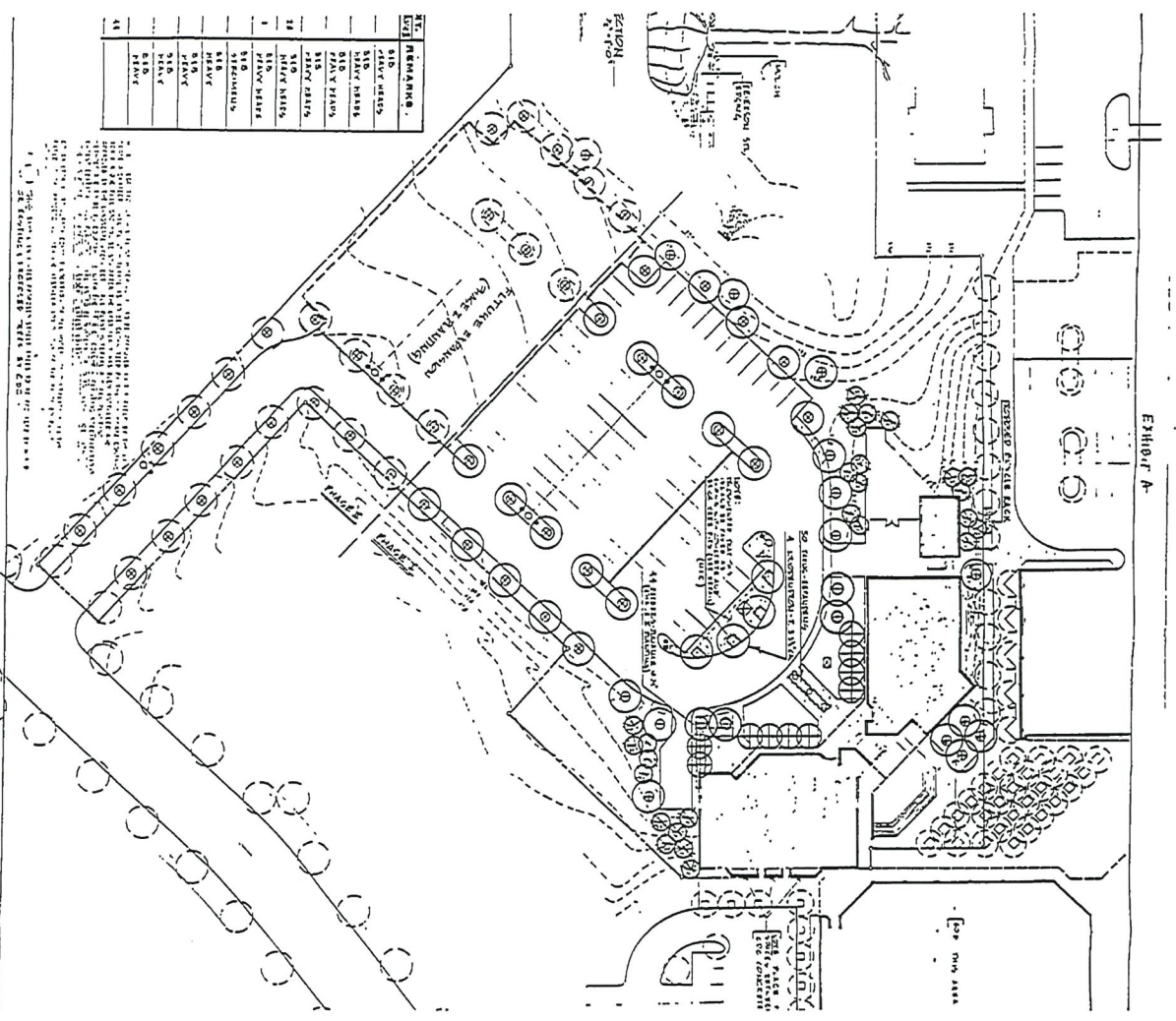
My Commission Expires:

July 1, 1982

SEMMES, DOWEN & SEMMES
10 E. 4th Street
Baltimore, Md. 21202

HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 1072 p.0054 MSA\_CE\_53\_1058. Date available 11/20/2003. Printed 3/14/2026.

EXHIBIT "A" LIR 1072 FOLD 055



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THESE PLANS SHOW THE LAYOUT OF THE BUILDING AND THE LOCATION OF THE PLAZA AND THE PARKING AREAS. THE PLANS ARE TO BE USED AS A GUIDE FOR THE CONSTRUCTION OF THE BUILDING AND THE PLAZA AND THE PARKING AREAS. THE PLANS ARE TO BE USED AS A GUIDE FOR THE CONSTRUCTION OF THE BUILDING AND THE PLAZA AND THE PARKING AREAS.

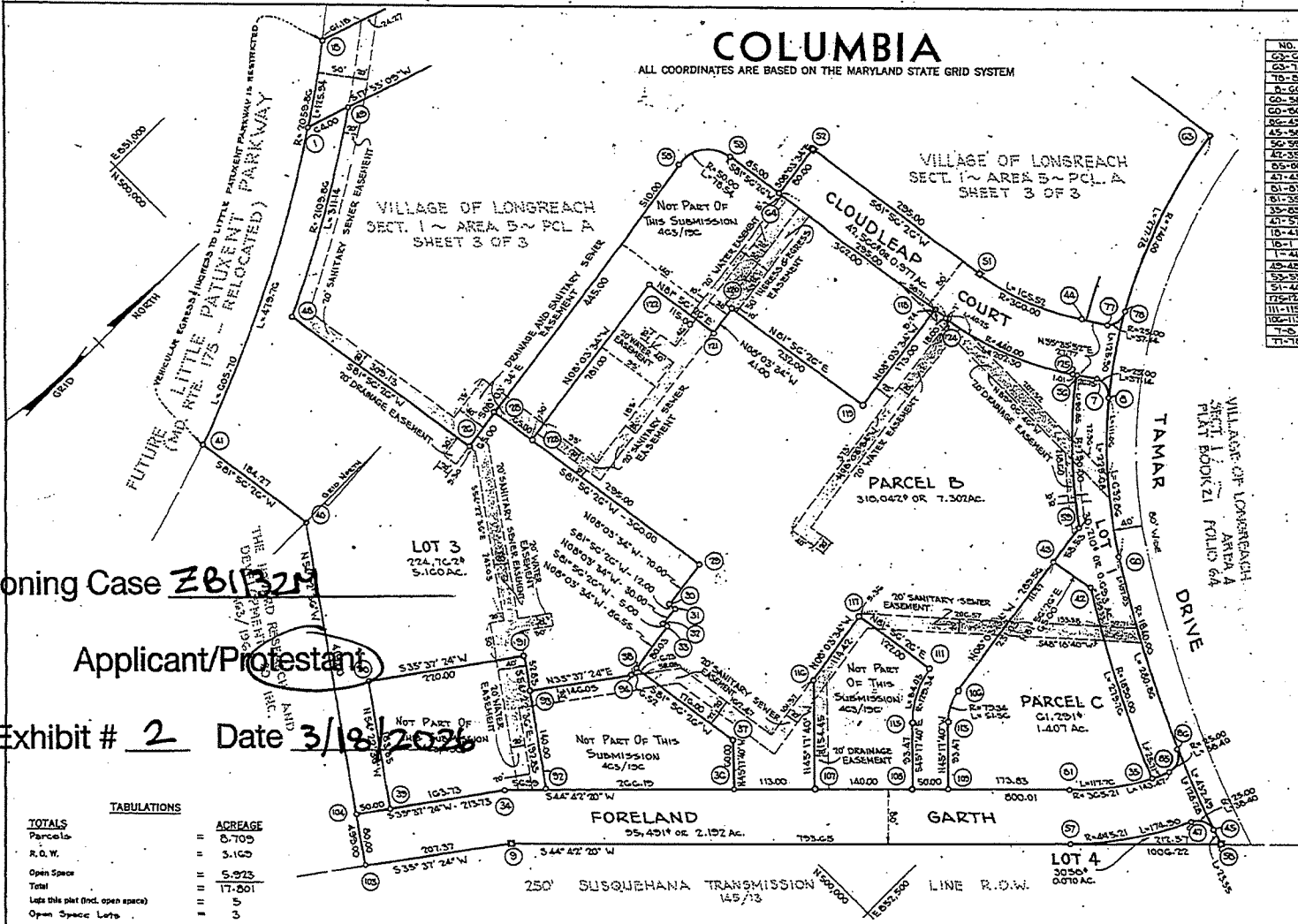
ATLANTIC TITLE CO.  
 American City Bldg.  
 Columbia, Md., 21044



HOWARD COUNTY CIRCUIT COURT (Subdivision Plats, HO) Plat Book 21, pp. 81-83, HSA\_S1247\_4477. Date available 1971/05/11. Printed 09/29/2025.

# COLUMBIA

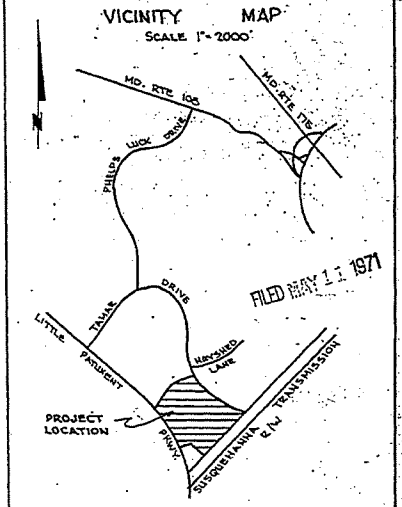
ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM



CURVE DATA #87						
NO.	RADIUS	DELTA	TAN	LENGTH	CHORD	CHORD BEARING
03-00	740.00	47°00'00"	537.73	603.85	637.73	S 27°34'12"E
03-10	740.00	21°28'00"	140.78	147.28	173.94	S 89°41'30"E
10-0	740.00	37°44'34"	63.50	175.50	175.35	S 54°24'00"E
0-60	740.00	11°40'59"	115.77	279.60	270.76	S 40°10'04"E
00-50	1840.00	13°28'00"	217.25	457.42	450.50	S 10°31'31"E
50-00	1840.00	8°44'45"	140.71	730.54	730.54	S 64°25'50"E
00-45	1840.00	3°52'47"	64.17	170.70	170.35	S 01°45'07"E
45-50	1840.00	0°45'35"	11.68	73.35	73.35	S 70°05'48"E
50-50	1700.00	15°51'14"	110.00	210.00	217.50	S 45°15'59"E
42-35	1800.00	13°28'00"	183.84	410.71	410.71	S 62°18'19"E
05-00	75.00	80°00'00"	74.14	30.40	34.73	S 21°42'14"E
47-45	75.00	80°00'00"	74.14	30.40	34.73	S 21°42'14"E
01-05	305.21	27°30'29"	72.67	143.47	147.55	N 33°17'05"E
01-30	305.21	16°28'28"	39.40	117.75	117.75	N 55°28'00"E
33-05	305.21	4°02'01"	13.65	73.11	73.11	N 74°12'53"E
47-51	445.21	27°30'29"	88.50	174.50	173.70	N 33°17'05"E
10-41	2050.00	10°50'52"	305.05	605.70	605.92	N 21°59'12"W
10-1	2050.00	3°30'11"	62.20	125.24	125.24	S 34°33'30"E
1-41	1095.00	13°28'00"	240.57	470.70	470.69	S 62°18'19"E
45-45	7100.00	27°02'55"	156.63	311.14	310.54	S 27°02'55"E
50-50	50.00	90°00'00"	50.00	78.54	70.71	N 50°50'30"E
51-44	360.00	70°20'34"	84.75	165.92	164.06	N 00°40'00"E
17-124	440.00	70°20'34"	107.87	207.50	205.92	N 00°40'00"E
11-115	170.34	37°14'00"	43.51	84.63	84.63	N 00°40'31"W
10-115	170.34	37°14'00"	43.51	84.63	84.63	N 00°40'31"W
T-0	75.00	69°01'33"	72.56	37.14	33.82	S 01°50'21"E
T1-15	75.00	69°01'33"	72.56	37.14	33.82	S 01°50'21"E

The undersigned, owner of the property shown on this plat, grants unto Howard County, Maryland, its successors and assigns the right to lay, construct and maintain water, electric, gas, telephone and other municipal utilities and services, and through the specific assessment area shown hereon, for the end that the specific lots shall be thereby burdened with the right-of-way shown hereon.

*Walter L. Phillips*  
The Howard Research & Development Corporation



Zoning Case **ZB132M**  
Applicant/Protestant  
Exhibit # **2** Date **3/18/2026**

TABULATIONS	
TOTALS	ACREAGE
Parcels	0.705
R.O.W.	3.100
Open Space	5.923
Total	17.201
Lots this plat (incl. open space)	15
Open Space Lots	2

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Thomas J. Harris* May 11 1971  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING, AND ZONING DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING.  
*Thomas J. Harris* 5-11-71  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Thomas J. Harris* 5-11-71  
DIRECTOR DATE

SURVEYOR'S, ENGINEER'S and OWNER'S CERTIFICATES

The undersigned, owner of the property shown on this Plat, grants unto, (1) Howard County, Maryland, its successors and assigns, the right to lay, construct and maintain water and sewer mains and laterals therefor in and under oil road and street rights-of-way as shown hereon, (2) further it adopts this plan of subdivision and reserves the fee simple title to the beds of the streets and/or roads hereon, except however, for one dollar consideration, it herewith grants the right and option to Howard County, Maryland to acquire within a period of five years commencing with the date of recording of this plat among the Land Records of Howard County) the fee simple title to the beds of the streets and/or roads shown hereon, together with such adjacent land, if any, as may be shown on this plat as areas designated for the installation of street lighting facilities, reserving, however, unto Grantor, its successors and assigns the right in perpetuity to lay, construct, enlarge, maintain and use cables and/or conduits for electrical transmission and other purposes beneath the surface of the lands subject to the rights granted herein to said Howard County. The undersigned certifies that the subdivision plan shown hereon is correct as complying with the requirements of Final Development Plan Phase 100 recorded in Plat Book 21 Folios 81-83 each inclusive, with all Open Space shown thereon to be used for drainage easements, if necessary, and the requirements of Article 17, Section 60 of the annotated code of Maryland concerning the making of this Plat and setting of markers have been complied with. The land shown hereon is a part of the land which by deed dated December 13, 1966 and recorded among the Land Records of Howard County, Maryland in Liber 463 Folio 198, was granted and conveyed by C. Aileen Ames to The Howard Research and Development Corporation.

PROFESSIONAL LAND SURVEYOR  
*Walter L. Phillips*  
WALTER L. PHILLIPS Reg. No. 06345  
201 W. BROAD ST., FALLS CHURCH, VA.

PROFESSIONAL ENGINEER  
*Walter L. Phillips*  
WALTER L. PHILLIPS Reg. No. 06345  
201 W. BROAD ST., FALLS CHURCH, VA.

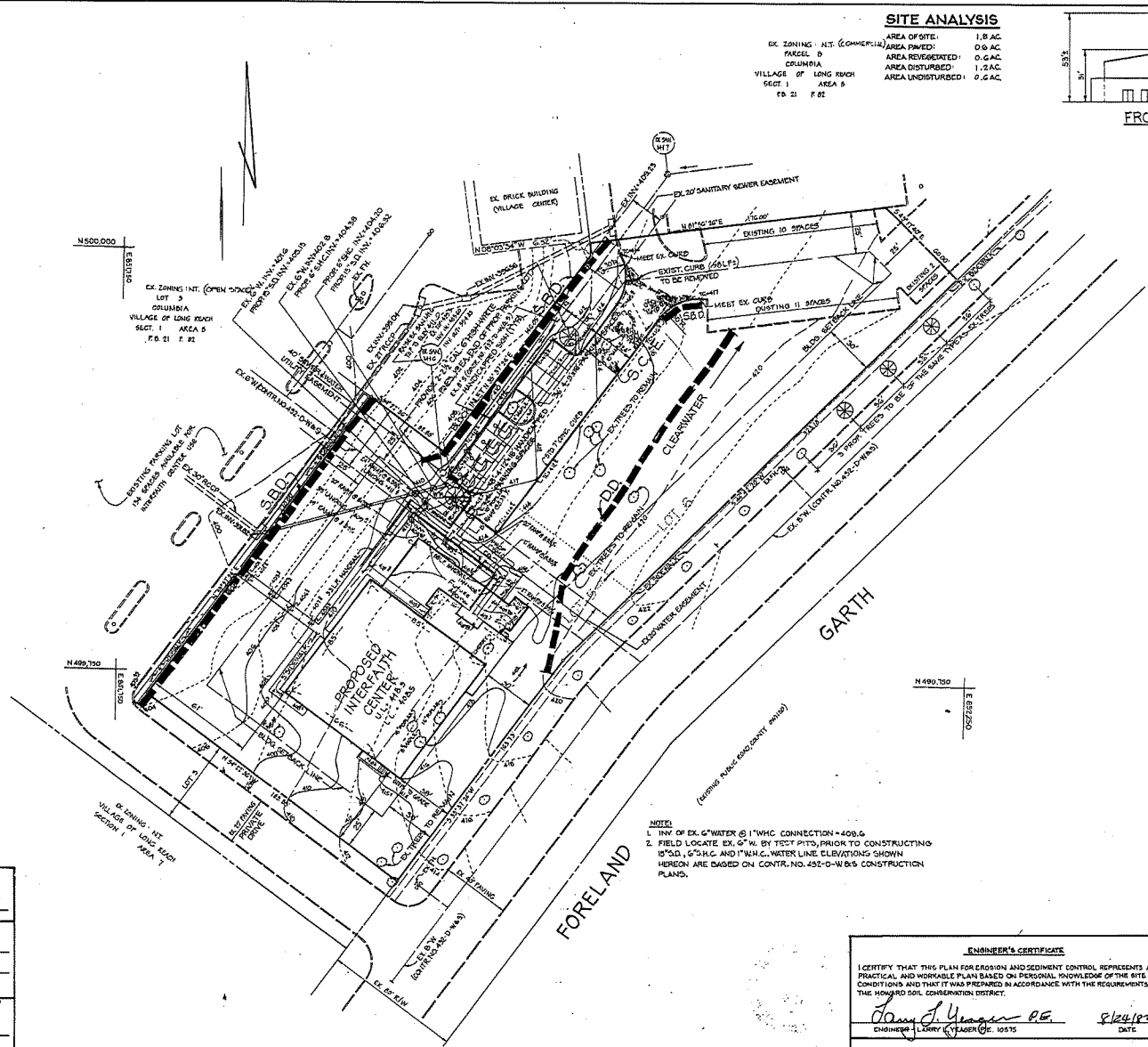
OWNER  
*Walter L. Phillips*  
Auth. Agent

RECORDED IN PLAT BOOK \_\_\_\_\_ FOLIO \_\_\_\_\_  
on \_\_\_\_\_, 19 \_\_\_\_\_ among The  
Land Records of Howard County, Maryland.

COLUMBIA  
VILLAGE OF LONGREACH

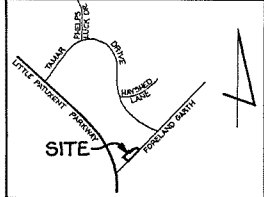
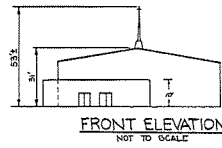
SECTION 1  
AREA 5  
Sheet 3 of 3  
C<sup>th</sup> Election District of Howard County, Md.  
Scale: 1" = 100'





**SITE ANALYSIS**

EX. ZONING INT. (COMMERCIAL) AREA OF SITE: 1.8 AC.  
 REGS. 9 AREA PAVED: 0.6 AC.  
 COLUMBIA AREA REDEVELOPED: 0.2 AC.  
 VILLAGE OF LONG REACH AREA B AREA DISTURBED: 1.2 AC.  
 SECT. 1 AREA 8 AREA UNDISTURBED: 0.2 AC.  
 P.D. 21 P.D. 02



**VICINITY MAP**  
SCALE: 1"=200'

**GENERAL NOTES**

1. TAX MAP: 56 PARCEL: 11
2. PLAT REFERENCE: P.D. 20, P. 47
3. EX. ZONING: NEW TOWN, 1/2" CREDITED OPEN SPACE, 7.0" MIN.
4. SITE USE: RELIGIOUS CENTER ON OPEN SPACE LAND.
5. TOTAL AREA OF SITE: 1.774 AC.
6. TOTAL BUILDING COVERAGE: 7025 SF (0.2% TOTAL SITE AREA).
7. OPEN SPACE PROVIDED: 108 AC.
8. PARKING TABULATIONS:
 

REAR: 11 SPACES PER 3 FIXED SEATS	FIXED SEATS: 267	SAUNDRY: 157
275 SEATS = 2 x 91 REAR	CHairs: 26	TOTAL: 219
PROVIDED CHAIRS: 91		
OFFSITE: 184 AVAILABLE		
TOTAL: 49		
9. LANDSCAPED ISLAND REQUIREMENTS:
  - TOTAL AREA OF PARKING LOT = (PROPOSED) 4800 SF
  - 1/2% REAR LANDSCAPED ISLAND = 200 SF
  - LANDSCAPED ISLANDS PROVIDED: 209 SF (5%)
  - ALL OTHER PARKING AREAS ARE EXISTING.
10. FORELAND GARTH IS AN EXISTING PUBLIC ROAD.
11. TOPOGRAPHY SHOWN HEREIN WAS FIELD RUN BY BOENDER ASSOCIATES, INC. AND TIED TO EXISTING CONTROL IN FORELAND GARTH ARE TO BE REFINISHED.
12. ALL EXISTING TREES, OTHER THAN SPECIFIED HEREON, ARE TO BE PRESERVED.
13. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. III.
14. CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION SURVEY DIVISION OF HOWARD COUNTY AT 702-7878 OR 400-1730, 24 HRS. PRIOR TO COMMENCING WORK.
15. EXTERIOR LIGHTING TO BE DIRECTED/REFLECTED AWAY FROM PUBLIC HWY AND ADJACENT PROPERTIES.
16. PUBLIC WATER AND SEWER ARE TO BE UTILIZED.
17. HORIZONTAL AND VERTICAL DATUM SHOWN HEREIN IS BASED ON THE MD BUREAU OF CONTROL SURVEY MONUMENTS AND TO U.S. COAST AND GEODETIC SURVEY MONUMENTS IN THE COLUMBIA AREA.

NOTE:  
 1. INV. OF EX. 6" WATER @ 1" W/C CONNECTION = +409.6  
 2. FIELD LOCATE EX. 6" W. BY TEST PITS, PRIOR TO CONSTRUCTING 30" SD, 6" S/C, AND 1" W/C. WATER LINE ELEVATIONS SHOWN HEREON ARE BASED ON CONTR. NO. 452-0-W & CONSTRUCTION PLANS.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 5/16/83

APPROVED FOR PLANNING AND ZONING  
 HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR: *[Signature]* DATE: 5-9-83

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: *[Signature]* DATE: 5-5-83

ENGINEER: *[Signature]* DATE: 5-4-83  
 CHIEF - BUREAU OF ENGINEERING

REVIEWED FOR HOWARD S.C.D. AND METS TECHNICAL REQUIREMENTS.  
 U.S. SOIL CONSERVATION SERVICE: *[Signature]* DATE: 5/1/83

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 SOIL CONSERVATION DISTRICT: *[Signature]* DATE: 5-2-83



**ENGINEER'S CERTIFICATE**

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

*[Signature]* DATE: 5/2/83  
 ENGINEER: LARRY YEAGER (P.E. 10575)

**DEVELOPER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AS A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE APPROPRIATE ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

*[Signature]* DATE: 5/2/83  
 DEVELOPER: Charles L. Goff

FINAL DEVELOPMENT PLAN REFERENCE: P.D. 20 P. 44-45-48-41  
 PLAT REFERENCE: PLAT 4750 (P. 41-42)

COLUMBIA  
 VILLAGE OF LONG REACH  
 SECT. 1 AREA B  
 LOTS 9 AND 10

**OWNER & DEVELOPER**  
 LONG REACH CHURCH OF GOD  
 6400 ROBERT S. DAVIS  
 0715 CLOUDLEAP CT.  
 COLUMBIA, MARYLAND 21043

**TITLE: SITE DEVELOPMENT PLAN**

**PROJECT: LONG REACH INTERFAITH CENTER**

LOCATION: 6TH ELECTION DISTRICT COLUMBIA HOWARD COUNTY, MD

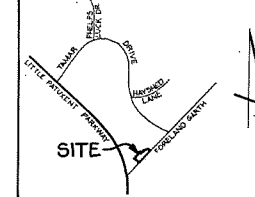
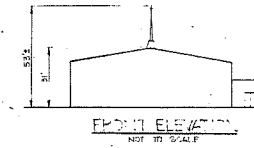
DATE: JULY, 1982 SCALE: 1"=30' DESIGN BY: J.C.B. DRAWN BY: J.L.L. CHECKED BY: J.L.L. DRAWING NO.: 10P-3 JOB NO.: 22095

**boender associates** engineers/surveyors/planners  
 1001 N. COUNTRY PROFESSIONAL BUILDING, SUITE 101 - 107  
 ELLESTON CITY, MARYLAND 21040  
 301-562-7771

EX. 3

**SITE ANALYSIS**

EXISTING ZONING	AREA OF SITE	1.8 AC
PARCEL P	AREA PAVED	0.8 AC
COLUMBIA	AREA REVEGETATED	0.6 AC
VILLAGE OF LONG REACH	AREA DISTURBED	1.2 AC
SECT 1 AREA 5	AREA UNDISTURBED	0.6 AC
PD 21 P 82		

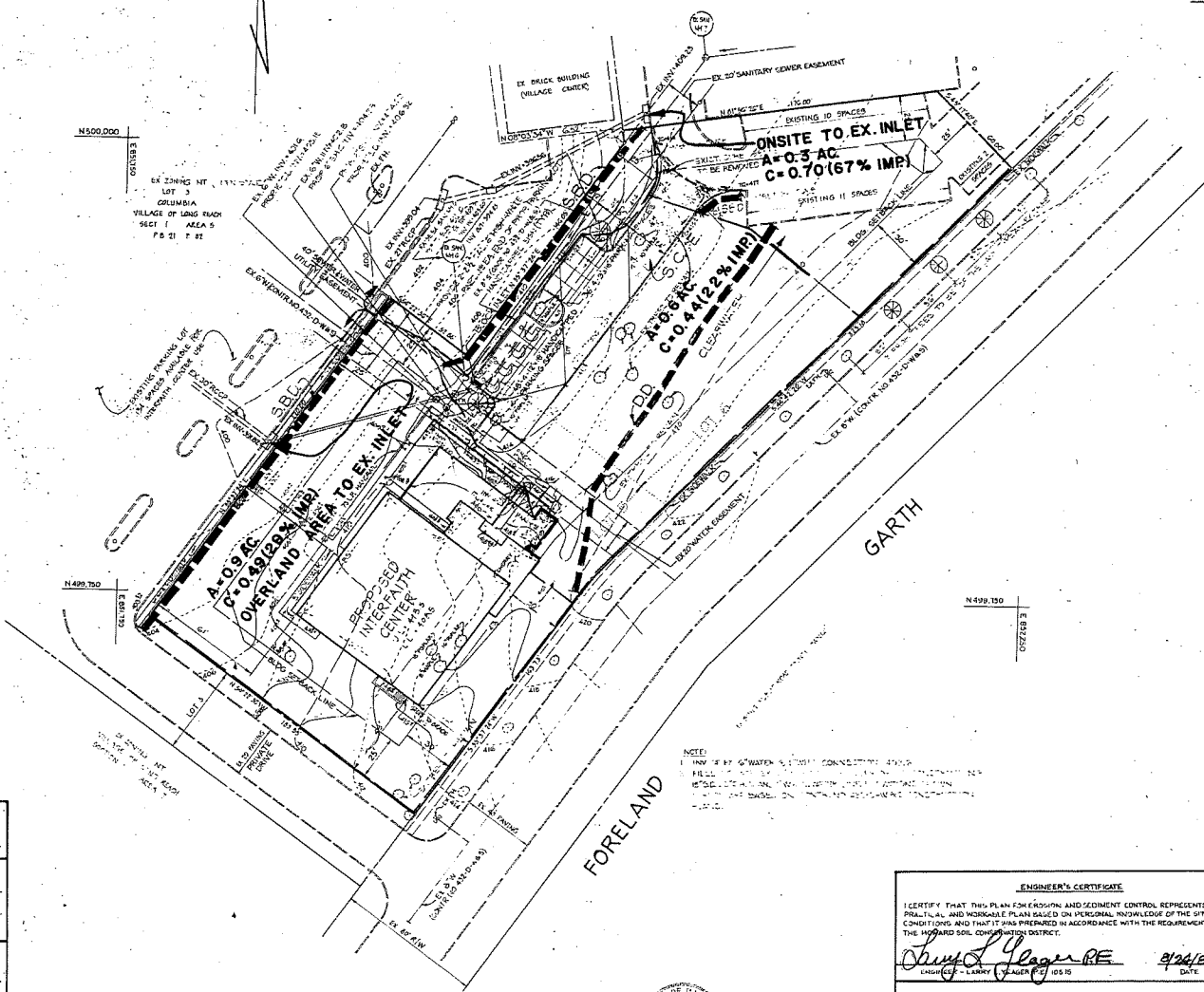


**VICINITY MAP**  
SCALE 1"=1000'

**GENERAL NOTES**

1. TAX MAP: 10 PARCEL: 111
2. PLAT REFERENCE: PR 20, P 41
3. EX ZONING: NEW TOWN
4. SITE USE: RELIGIOUS CENTER ON OPEN SPACE LAND.
5. TOTAL AREA OF SITE: 1.174 AC.
6. TOTAL BUILDING COVERAGE: 17645 SF (10% TOTAL SITE AREA).
7. OPEN SPACE PROVIDED: 10846 AC.
8. RUSHING TABULATIONS:
 

REQ'D: 1 SPACE PER 5 FIXED SEATS	FIXED SEATS:
2015 SEATS = 5 * 403 NEEDED	SANITARY: 2-57
PROVIDED ON-SITE: 51	CHURCH: 2-8
CREATED SURROUNDING AVAILABILITY:	TOTAL: 255
9. LANDSCAPED ISLAND REQUIREMENTS:
  - TOTAL AREA OF PARKING LOT (PROPOSED) 4180 SF
  - 1% REQ'D LANDSCAPED ISLANDS: 209 SF
  - LANDSCAPED ISLANDS PROVIDED: 209 SF (5%)
  - ALL OTHER PARKING AREAS ARE EXISTING.
10. FORELAND GARTH IS AN EXISTING PUBLIC ROAD.
11. TOPOGRAPHY SHOWN HEREIN WAS FIELD RUN BY BOENDER ASSOCIATES, INC. AND TIED TO EXISTING CONTROL IN PRELAND GARTH.
12. ALL EXISTING TREES, OTHER THAN THOSE SPECIFIED HEREIN, ARE TO BE REMOVED.
13. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, V. 10, 11.
14. CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION/SURVEY DIVISION OF HOWARD COUNTY AT 792-7272 OR 400-4788 24 HRS PRIOR TO COMMENCING WORK.
15. EXTERIOR LIGHTING TO BE DIRECTED/REFLECTED AWAY FROM PUBLIC R/W AND ADJACENT PROPERTIES.
16. PUBLIC WATER AND SEWER ARE TO BE UTILIZED.
17. HORIZONTAL AND VERTICAL CURVES SHOWN HEREIN IS BASED ON THE MD BUREAU OF CONTROL SURVEY MONUMENTS AND TO U.S. COAST AND GEODETIC SURVEY MONUMENTS IN THE COLUMBIA AREA.



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
COUNTY HEALTH OFFICER  
*James McLeod* DATE: 5/6/83

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
PLANNING DIRECTOR  
*William A. Haining* DATE: 5-9-83

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
ADMINISTRATOR  
*Wally F. Nunn* DATE: 5-3-83

DIRECTOR  
*Wally F. Nunn* DATE: 5-4-83

CHIEF, BUREAU OF ENGINEERING  
*Wally F. Nunn* DATE: 5-4-83

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS  
*Wally F. Nunn* DATE: 5/13/83

U.S. SOIL CONSERVATION SERVICE  
DATE: 5/28/83

THIS DEVELOPMENT IS APPROVED SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Wally F. Nunn* DATE: 5/28/83

*William A. Haining*  
5/14-83

**ENGINEER'S CERTIFICATE**

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

*David L. Slager, P.E.* DATE: 5/24/83  
ENGINEER - LARRY J. SLAGER #10515

**DEVELOPER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AS A DEPT. OF NATURAL RESOURCES 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

*Charles L. Crawford, Esq.* DATE: 5/24/83

FINAL DEVELOPMENT PLAN REFERENCE: 10 OF 27 49-60-847  
PLAT REFERENCE: PLAT 4102 P 10 28  
COLUMBIA  
VILLAGE OF LONG REACH  
SECT 1 AREA 5  
276-A-N-2

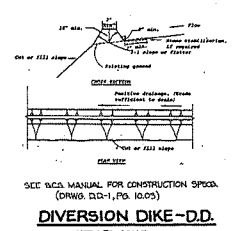
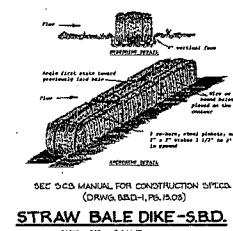
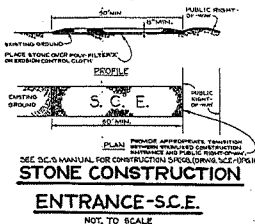
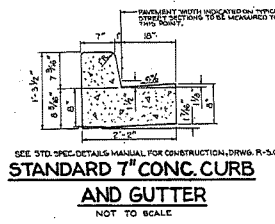
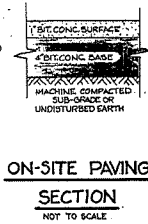
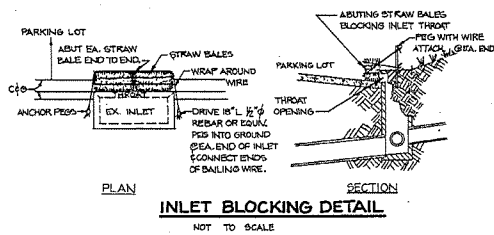
**OWNER & DEVELOPER**  
LONG REACH CHURCH OF GOD  
CAREY ROBERTS, CHURCH  
8715 CLOUGHEAR CT.  
COLUMBIA, MARYLAND 21045

**DRAINAGE AREA MAP**

PROJECT: LONG REACH INTERFAITH CENTER

DATE	SCALE	DATE	SCALE
JULY 1982	1"=50'	JULY	1"=50'

ENGINEERS: boender associates  
SURVEYORS: boender associates  
PLANNERS: boender associates

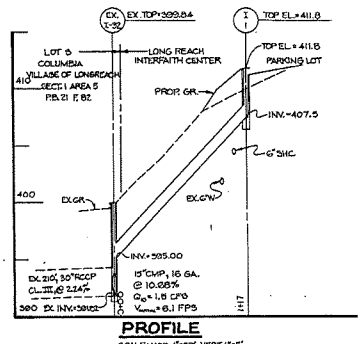


**SEDIMENT CONTROL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" PREPARED BY THE U.S.D.A., SOIL CONSERVATION SERVICE.
2. APPLY FOR GRADING PERMIT.
3. NOTIFY THE BUREAU OF LICENSE INSPECTIONS AND PERMITS 24 HRS. PRIOR TO GRADING OPERATION, ALSO SURVEYS AND INSPECTIONS.
4. CONSTRUCTION SHALL ADHERE TO THE CONSTRUCTION SEQUENCE.
5. CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM.
6. ELEVATIONS MARKED THIS PLAN SHALL BE FINISHED GRADE.
7. ANY EXCESS MATERIAL SHALL BE STOCKPILED IN A CLEARED LOCATION ON-SITE WHICH IS PROTECTED BY SEDIMENT CONTROL STRUCTURES. MINIMUM PILE SLOPE SHALL BE 1:1 STOCKPILED MATERIAL SHALL BE STABILIZED ACCORDING TO SLEEDING SPECIFICATIONS BELOW.
8. SEDIMENT CONTROL STRUCTURES SHALL BE REMOVED ONLY WITH PERMISSION OF THE BUREAU OF LICENSE, INSPECTIONS AND PERMITS.
9. STABILIZATION MEASURES
  - TEMPORARY STABILIZATION
    - APPLY 4000 LBS./AC OR 46 LBS./1,000 SQ. FT. OF PULVERIZED DOLOMITE LIMESTONE.
    - 600 LBS./AC OR 65 LBS./1,000 SQ. FT. OF 10-10-10 FERTILIZER. PLANT WITH ANNUAL RYEGRASS AT 25 BUSHELS/AC. MULCH ALL DISTURBED AREAS WITH 2 TONS/AC OR 60 LBS./1,000 SQ. FT. WITH WEED FREE, SMALL GRAIN MULCH IMMEDIATELY.
  - PERMANENT STABILIZATION
    - APPLY 4,000 LBS./AC OF PULVERIZED DOLOMITE LIMESTONE.
    - 600 LBS./AC OF 10-10-10 FERTILIZER.
    - SEED: 95 LBS./AC OF KENTUCKY 31 TALL PLEASURE.
    - 40 LBS./AC OF KENTUCKY BLUE GRASS.
    - 25 LBS./AC OF ANNUAL RYEGRASS.
- NOTE: SEEDING MAY BE DONE BETWEEN MARCH 1-MAY 1. GRADE 1- OCT 1 ONLY. MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING.
10. CONSTRUCT STORM DRAIN (3-1 TO EX. INLET) BLOCK 2-1. SEE DETAIL ON SHEET 30-P.

**CONSTRUCTION SEQUENCE**

1. OBTAIN GRADING PERMIT.
2. CONTRACTOR OR DEVELOPER SHALL NOTIFY THE HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS AND PERMITS, ALSO CONSTRUCTION INSPECTIONS/SURVEYS DIVISION 24 HOURS PRIOR TO GRADING OPERATIONS 7:30-7:55 / 4:00-4:15.
3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES (S.B.D., D.D. & S.C.E.).
4. ROUGH GRADE SITE. STABILIZE AREAS TO BE PAVED WITH BAGE COURSE. STABILIZE ALL DISTURBED AREAS WITH TEMPORARY SEDIMENT CONTROL MEASURES.
5. CONSTRUCT STORM DRAIN (3-1 TO EX. INLET) BLOCK 2-1. SEE DETAIL ON SHEET 30-P.
6. CONSTRUCT BUILDING.
7. PAVE PARKING AREAS, FINE GRADE AND APPLY PERMANENT STABILIZATION MEASURES.
8. REMOVE BLOCKS @ 2-1 AND OTHER TEMPORARY SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE HOWARD COUNTY BUREAU OF LICENSE, INSPECTIONS AND PERMITS.



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

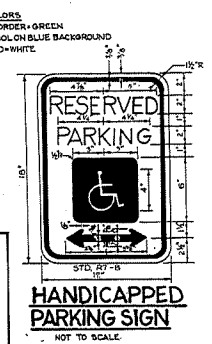
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE

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



**STRUCTURE SCHEDULE**

NO.	TYPE	INV. IN	INV. OUT	TOP. EL.	REMARKS
3-1	12'-5" INLET	-	408.0	411.0	HO. CO. STD. DRAWG. 50-401



**ENGINEER'S CERTIFICATE**

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

Charles J. Yeaman, P.E.  
OWNER'S REPRESENTATIVE

DATE: 5/24/83

**DEVELOPER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL EMPLOYED BY THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE DRAINING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, NO AG. DEEMED NECESSARY.

Charles Langhoff, Esq.  
DEVELOPER

DATE: 5/24/83

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 4-20-83

FINAL DEVELOPMENT PLAN REFERENCE: PG. 20 T-45, 46 & 47  
PLAT REFERENCE: PLAT 4706 (P-07-68)  
COLUMBIA  
VILLAGE OF LONG REACH  
SECT. 1  
AREA 2  
LOTS 5 AND 6

**OWNER & DEVELOPER**  
LONG REACH CHURCH OF GOD  
% REV. ROBERT S. DAVIS  
8775 CLOUDLEAF CT.  
COLUMBIA, MARYLAND 21045

**MISCELLANEOUS DETAILS**

PROJECT: LONG REACH INTERFAITH CENTER  
LOCATION: 6TH ELECTION DISTRICT, COLUMBIA, HOWARD COUNTY, MD

DESIGN BY: J.C.B.  
DRAWN BY: L.L.Y.  
CHECKED BY: J.C.B.  
DATE: JULY 1982

DESIGN BY: J.C.B.  
DRAWN BY: L.L.Y.  
CHECKED BY: J.C.B.  
DATE: 3 OF 3

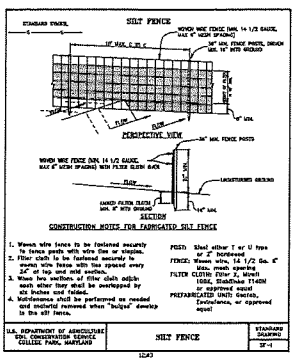
boender associates  
engineers/surveyors/planners

1000 E. 100 NORTH PROFESSIONAL BUILDING SUITE 201 - 107  
ELICOTT CITY, MARYLAND 21043  
301-459-7177





012



- SITE ANALYSIS**
- Area of parcel, 1.774 Ac.
  - Present zoning: New Town
  - Proposed use of site: Sunday School and Meeting Rooms
  - Building coverage of site: Existing 8832 sq.ft. = Proposed 4724 sq.ft. = 53% of 1346 sq.ft. or 17% of gross site
  - Open space area to remain: 1.123 Ac. or 84%
- SEQUENCE OF CONSTRUCTION**
- Disturb building permits.
  - Install stabilized construction entrance, tree preservation fence and silt fence. Stabilize in accordance with temporary seeding notes.
  - Rough grade for building. Stabilize in accordance with temporary seeding notes.
  - Extend utilities from ex. building, construct building and sidewalks.
  - Final grade. Stabilize all disturbed areas in accordance with permanent seeding notes.
  - Remove sediment control devices with permission of the Howard County Sediment Control Inspector. Reize construction in areas of S.C.E. Stabilize any remaining disturbed areas in accordance with permanent seeding notes.

**TEMPORARY SEEDING NOTES**

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

**Seeded Preparation:** Loosen upper three inches of soil by raking, shading or other acceptable means before seeding, if not previously instructed.

**Soil Amendments:** Apply 400 lbs per acre 10-10-10 fertilizer (14 lbs/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 (22 lbs/1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (27 lbs/1000 sq. ft.). For the period December 15 thru February 28, protect site by seeding 2 tons per acre of well conditioned straw mulch and seed as soon as possible in the spring, or use seed.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 80 lbs/1000 sq. ft.) of well conditioned straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 galts per acre (5 gal/1000 sq. ft.) of unadulterated equalized soil spreader. Do not apply 4" or higher, use 3/4" galts per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for rules 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, shading or other acceptable means before seeding, if not previously instructed.

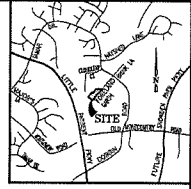
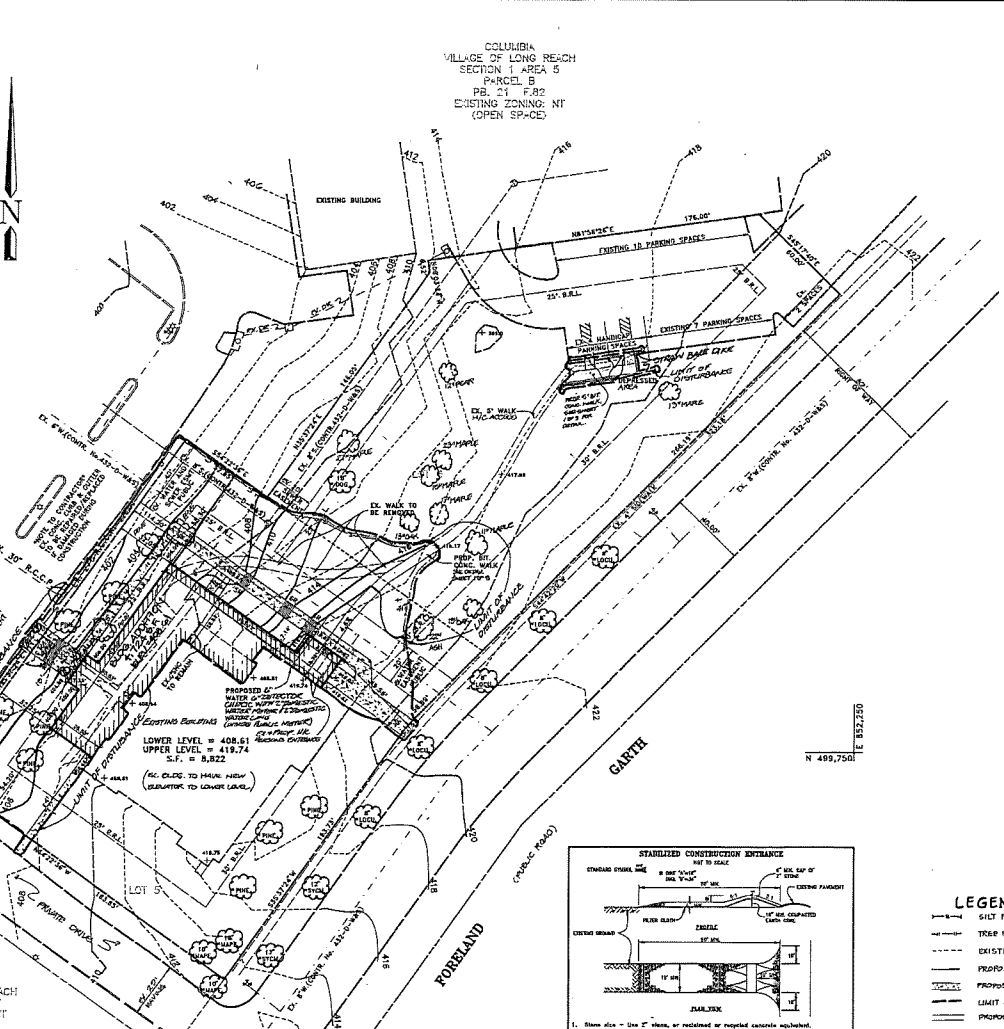
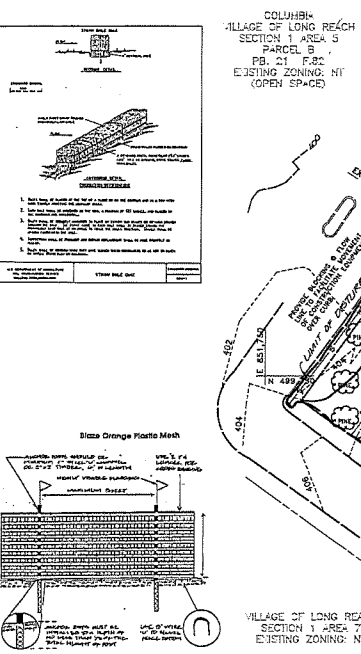
**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:

- Productive:** Apply 2 tons per acre dolomitic limestone (22 lbs/1000 sq. ft.) before seeding. Apply 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding.
- Accessible:** Apply 2 tons per acre dolomitic limestone (22 lbs/1000 sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (28 lbs/1000 sq. ft.) before seeding. Harvest or disc into upper three inches of soil.

**Seeding:** For the periods March 1 thru April 30 and August 15 thru November 15, seed with 20 lbs per acre (1.4 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 15 thru February 28, protect site by seeding 2 tons per acre of well conditioned straw mulch and seed as soon as possible in the spring. Do not apply 4" or higher, use 3/4" galts per acre (8 gal/1000 sq. ft.) for anchoring.

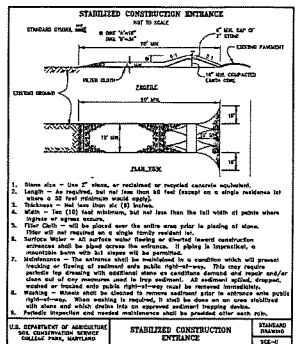
**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 80 lbs/1000 sq. ft.) of well conditioned straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 galts per acre (5 gal/1000 sq. ft.) of unadulterated equalized soil spreader. Do not apply 4" or higher, use 3/4" galts per acre (8 gal/1000 sq. ft.) for anchoring.

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



VICINITY MAP  
Scale: 1"=2000'

- SEDIMENT CONTROL GENERAL NOTES**
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (S&C-2427).
  - All negative and structural processes are to be installed according to the practices of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
  - Following initial soil disturbance or maintenance, permanent or temporary stabilization shall be completed within 48 hours of the start of any construction. Temporary stabilization with mulch alone may not be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
  - All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
  - All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seedings (Sec. 21) and (Sec. 22), temporary seeding (Sec. 20) and mulching (Sec. 23). Temporary stabilization with mulch alone may not be done when recommended seeding rates do not allow for proper germination and establishment of grasses.
  - All sediment control structures are to remain in place and are to be maintained in operation until authorized by permit for their removal has been obtained from the Howard County Sediment Control Inspector.
  - Site Analysis:  
Total area of site: 1.774 Acres  
Area disturbed: 0.600 acres  
Area to be seeded or graded: 3,100 sq. ft.  
Area to be vegetatively stabilized: 14,000 sq. ft.  
Total cut: 424 Cu. Yds.  
Total fill: 48 Cu. Yds.  
Off-site work/borrow area location: To Be Determined.
  - All sediment control practices which are disturbed by grading shall be replaced or replaced with equivalent practices in the same day of disturbance.
  - Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control Inspector.
  - On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be required upon completion of installation of permanent erosion and sediment control structures. Other building or grading operations shall not be undertaken until this initial approval by the inspection agency is made.



- LEGEND**
- SILT FENCE
  - TREE PRESERVATION FENCE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED CONCRETE SIDEWALK
  - LIMIT OF DISTURBANCE
  - PROPOSED EXT. CONC. WALK
- Minimum size of 12" high, or installed or recycled concrete curbwidth. Length - as required, but not less than 10' and extend on a slope, minimum to 10'.
  - Thickness - not less than 6" (6) inches.
  - Width - 12" (12) inch minimum, but not less than the full width of public ways where signs of signs occur.
  - Final curb will be placed over the entire area prior to grading of slope.
  - Surface water must be all surface water flows or should be used for construction purposes.
  - Stabilization - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment onto public right-of-ways. This may require covering the entrance with sediment-free straw mulch or equivalent material and/or other stabilization measures.
  - Maintenance - The entrance shall be maintained in a condition which will prevent tracking or blowing of sediment onto public right-of-ways. This may require covering the entrance with sediment-free straw mulch or equivalent material and/or other stabilization measures.
  - Final grading - Final grading to be completed within 48 hours of the start of construction.
  - Final grading - Final grading to be completed within 48 hours of the start of construction.

**OWNER**  
LONG REACH CHURCH OF GOD  
3000 Farmford Court  
Columbia, Maryland 21045  
(410) 997-2088

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

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: 20 December 90

Reviewed by Howard Soil Conservation District and meets technical requirements.  
DATE: 2/3/93

The development is approved soil and sediment control by the Howard Soil Conservation District.  
DATE: 2/1/93

**DEVELOPERS CERTIFICATE**  
I certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all reasonable precautions have been taken to ensure that the plan will be carried out in accordance with the requirements of the Howard Soil Conservation District at their substituted agents, as the several necessary.

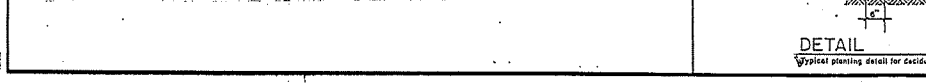
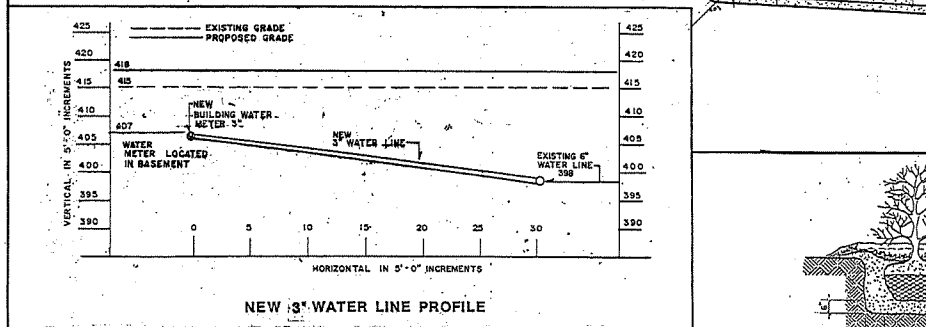
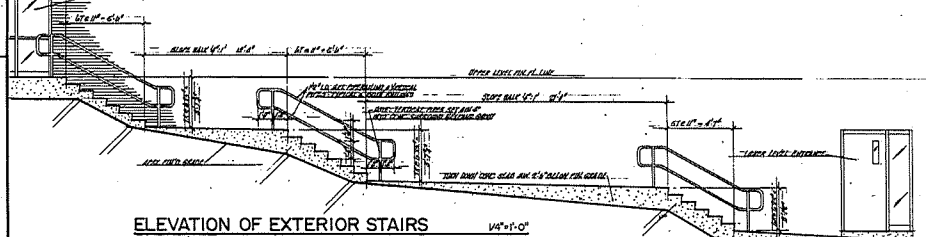
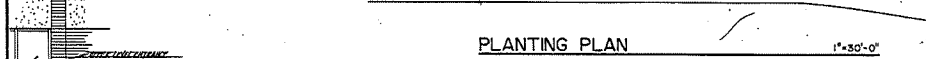
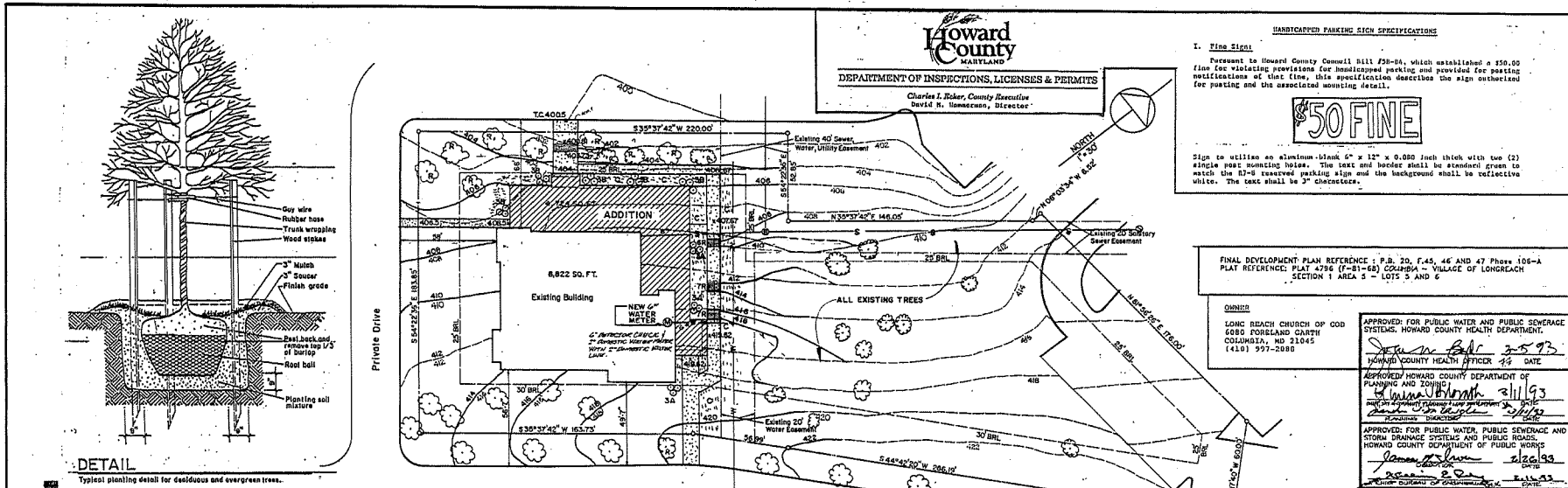
**ENGINEER CERTIFICATE**  
I certify that this plan for erosion and sediment control represents a practical and reliable plan based on personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.



FINAL DEVELOPMENT PLAN REFERENCE: P.B. 20, F.45, 46 and 47 Phase 106-A PLAT REFERENCE: PLAT 4396 (7-81-83) COLUMBIA VILLAGE OF LONG REACH SECTION 1 AREA 5 - LOTS 5 AND 6

SEDIMENT CONTROL PLAN			
PROJECT:	AN ADDITION TO SDP-83-74C		
LOCATION:	LONG REACH CHURCH 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
SCALE:	DESIGNED BY: DRAVIN BY: M.B.S.	CHECKED BY: DATE: May 82	
FIELD BOOK: 138	PAGE No: 15-23	JOB No: 22041	DRAWING No: 2 OF 3

**Boender Associates**  
3230 BETHANY LANE  
ELLICOTT CITY, MD. 21042  
(410) 463-7777 FAX: (410) 463-7866



**II. Handicap**

The above fine sign shall be mounted underneath the below 10'-8" reserved parking sign. The bottom edge shall be no less than 7 feet above ground. If the sign is placed against a building, structure or other location where vehicle or pedestrian traffic is not obstructed, the bottom edge of the sign shall be not less than 6 feet, but no more than 10 feet above ground. Because this is in addition to existing sign installation, some adjustment in height will be necessary.



**LEGEND**

- EXISTING PINE TREES THAT ARE TO BE RELOCATED. THE EXISTING PINE TREES SHALL BE REMOVED FROM THE AREAS THAT WILL BE IMPACTED BY REGRADING ONCE THE REGRADING IS COMPLETE. THE TREES SHALL BE REPLANTED AS SHOWN BY PLANTING PLAN AND PLANTING DETAIL. IN APPROXIMATELY THE EXISTING LOCATION WHERE POSSIBLE.
- NEW SHRUBS SHALL BE PLANTED SEE PLANTING PLAN AND PLANTING DETAILS.
- INDICATES SOIL TO BE FILLED, SEEDS PLANTED AND TO PROVIDE A PROTECTIVE COVERING FOR THE SEEDS UNTIL THE SEEDS GERMINATE.
- INDICATES CONCRETE WALKWAY OR CONCRETE STAIRS.
- INDICATES SANITARY SEWER LINE.
- INDICATES DOMESTIC WATER LINE.

**PLANTING SCHEDULE**

KEY	QUANTITY	ROOTS	SIZE	SPACING	COMMON NAME	BOTANICAL NAME	CHARACTERISTIC
A	1	B B	B1-24"	3/6"	AZALEAS	RHODODENDRON	RED/ORANGE & WHITE
B	9	B B	B1-24"	3/6"	EVERGREEN EBONY/LIND	EUONYMUS JAPONICA CV.	
C					SEEDING	KENTUCKY BLUE GRASS	

RETAIN 3" WATER SURFACE TO 6" WATER SURFACE 1/4" HIGH

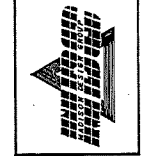
REVISIONS	BY



**LONG BEACH CHURCH OF GOD**  
EDUCATIONAL ADDITION  
AT 5080 FORELAND GARTH  
FORELAND, MARYLAND 21045  
6TH ELECTION DISTRICT HOWARD COUNTY, MD  
REV. ROBERT S. DWYER, PASTOR

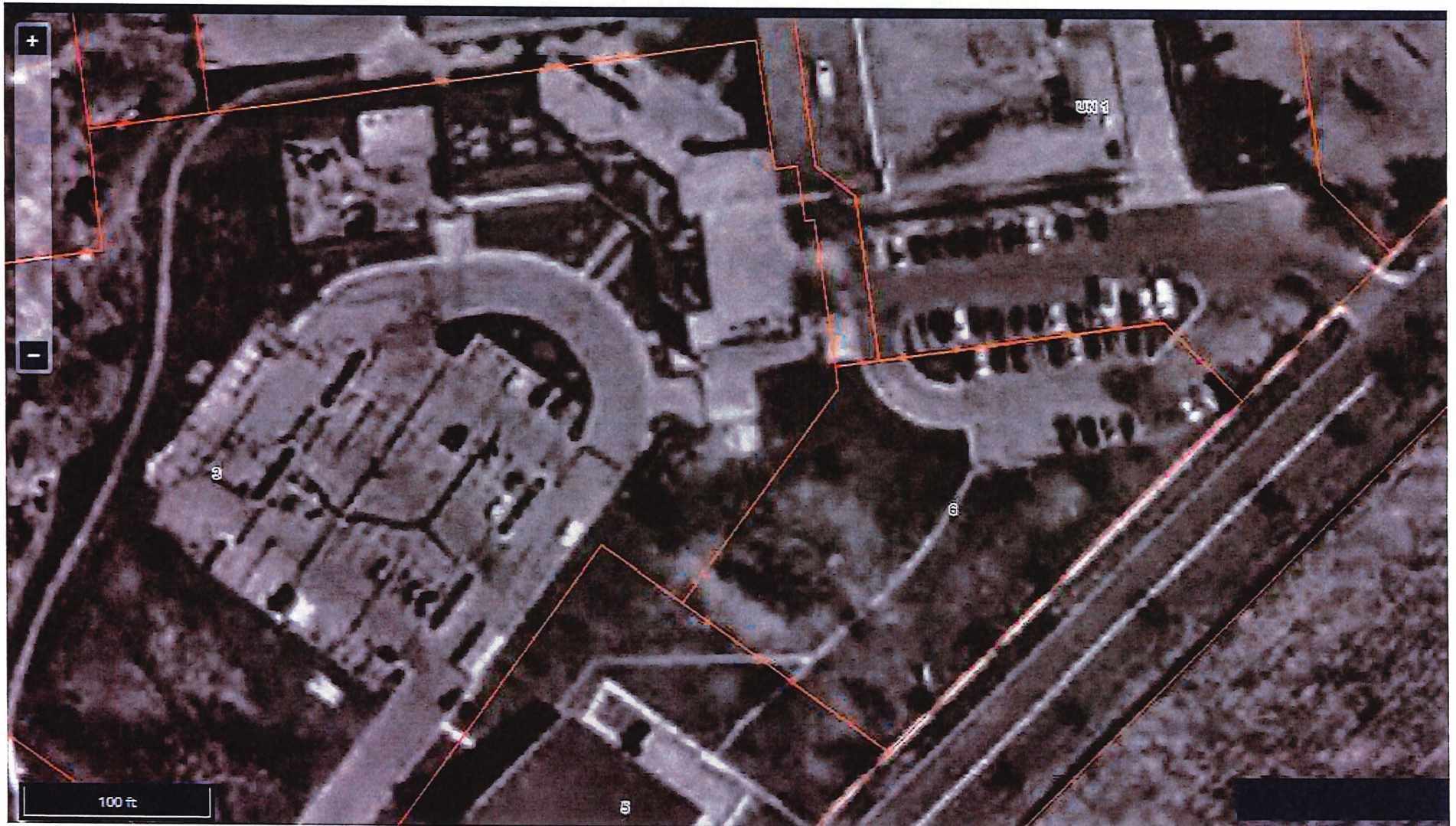
GROUP: DESIGN  
ARCHITECTS: ENGINEERS-INTERIOR DESIGNERS  
1500 CENTURY PLAZA, SUITE 2000, COLLETTA, MD 21045  
TEL: 410-997-2080 FAX: 410-997-2081

TITLE: LANDSCAPING PLAN AND SITE DETAILS



DRAWN G.G.F.  
CHECKED REM  
DATE 9-1-92  
SCALE as shown  
JOB NO. 800-68  
SHEET NO.



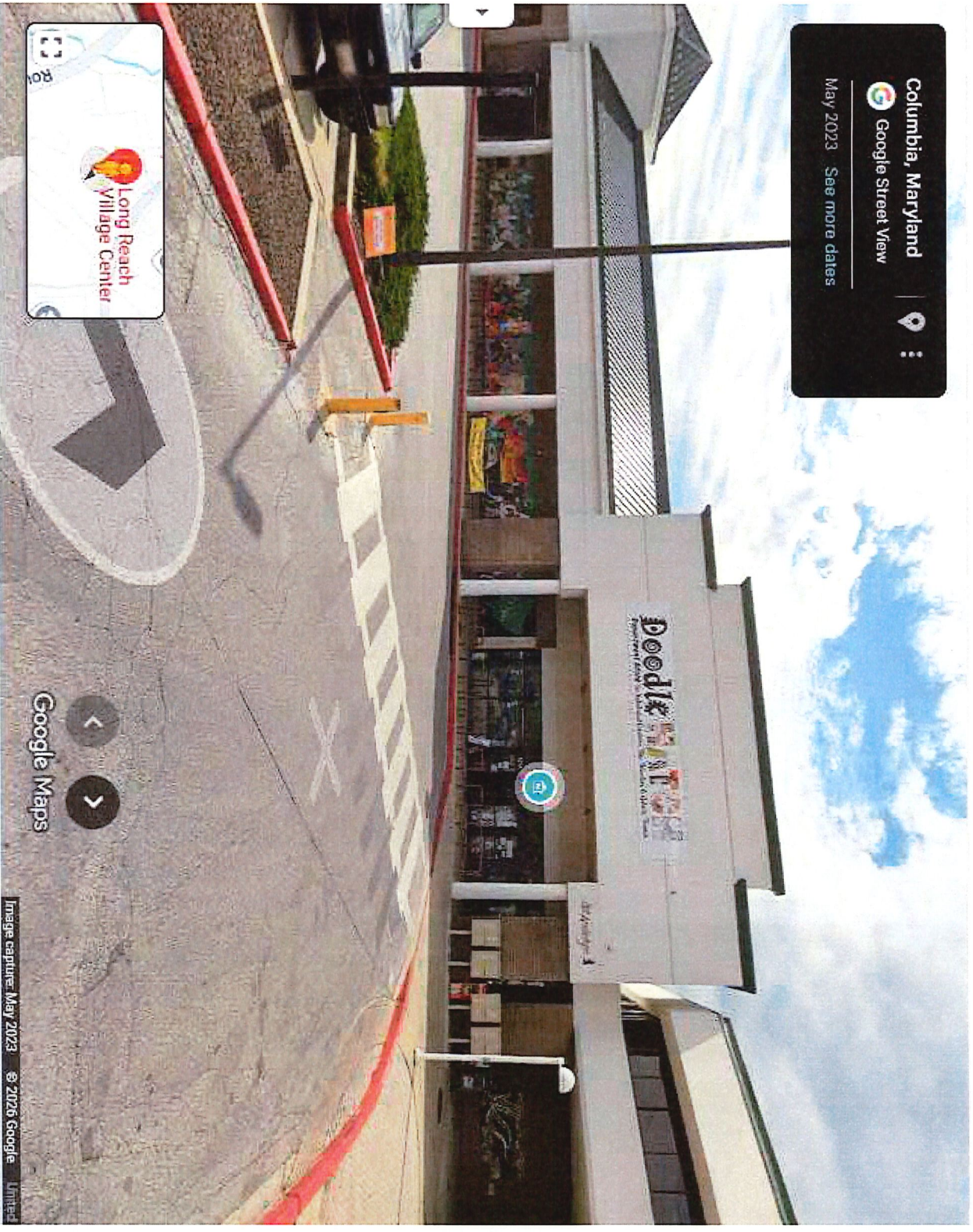


Ex. 5

2 X 2



Columbia, Maryland  
Google Street View  
May 2023 See more dates

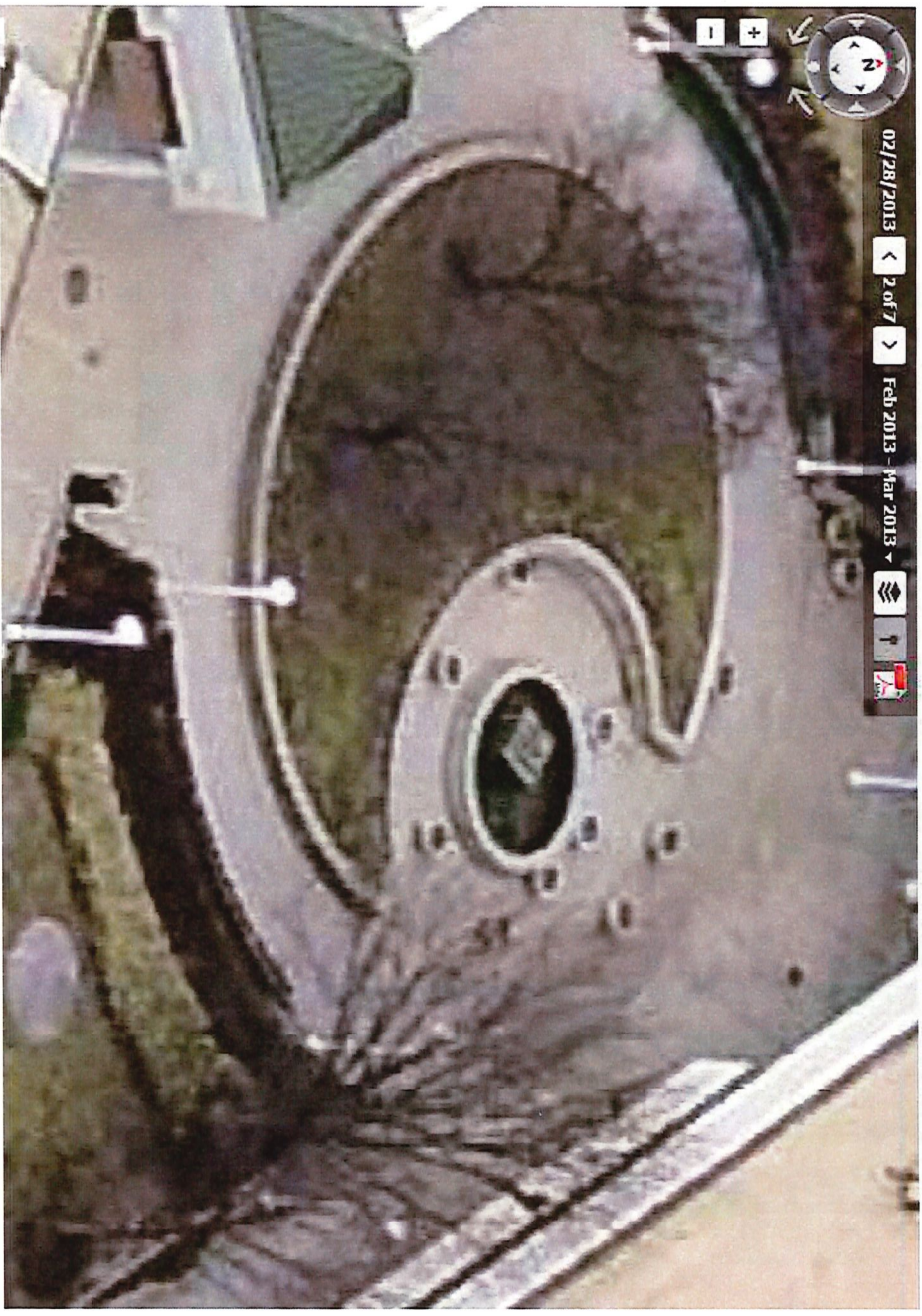


Ex. 6



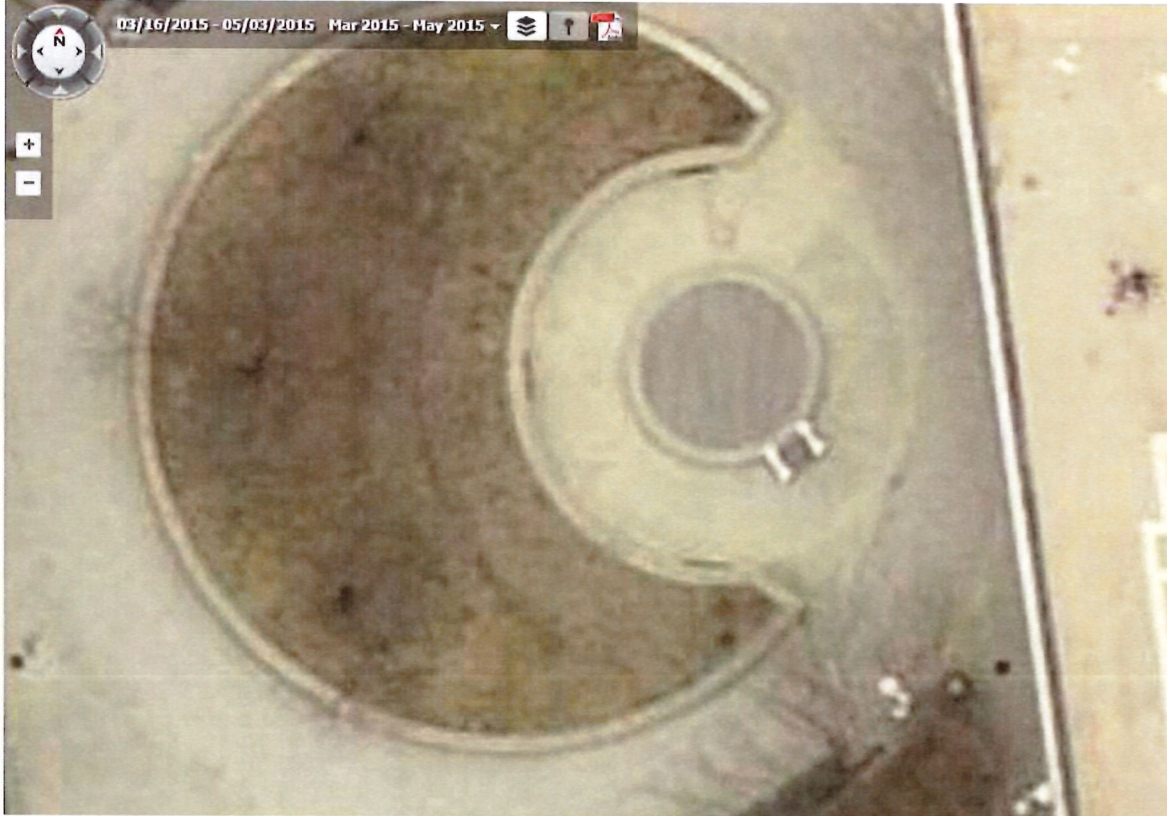
2.23

## 2013 Stage and Planters



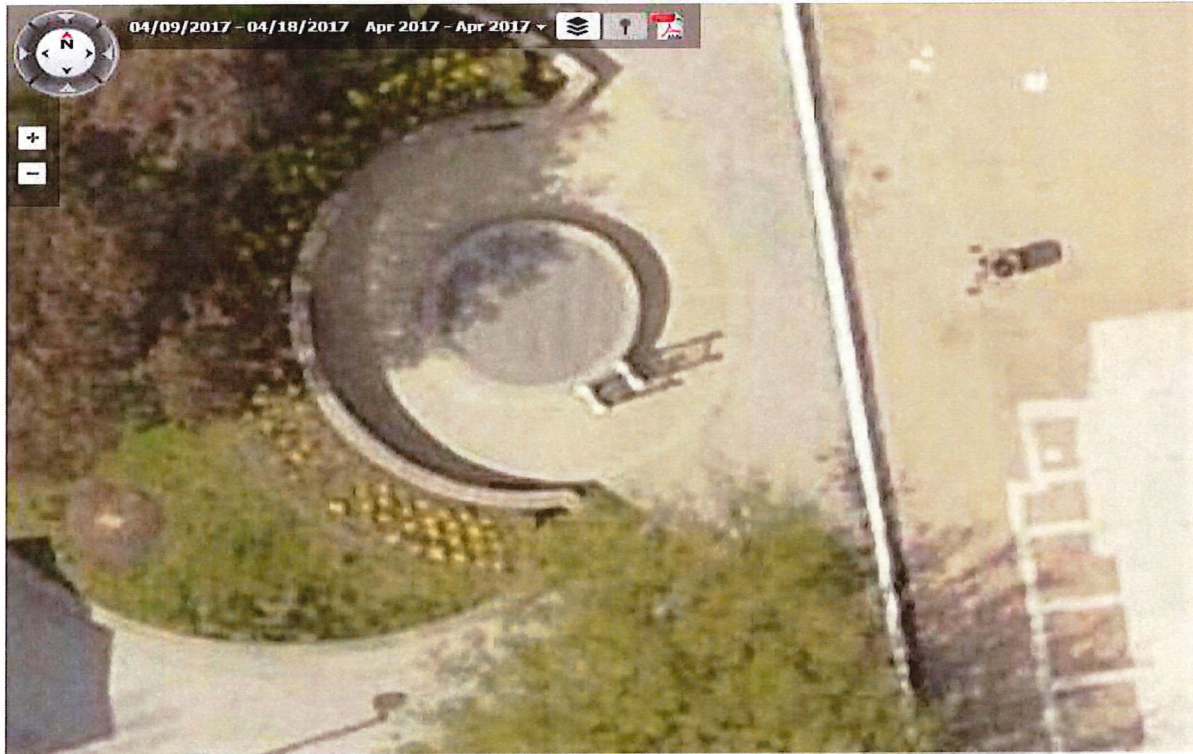
Ex.7

## 2015 Stage - No Planters

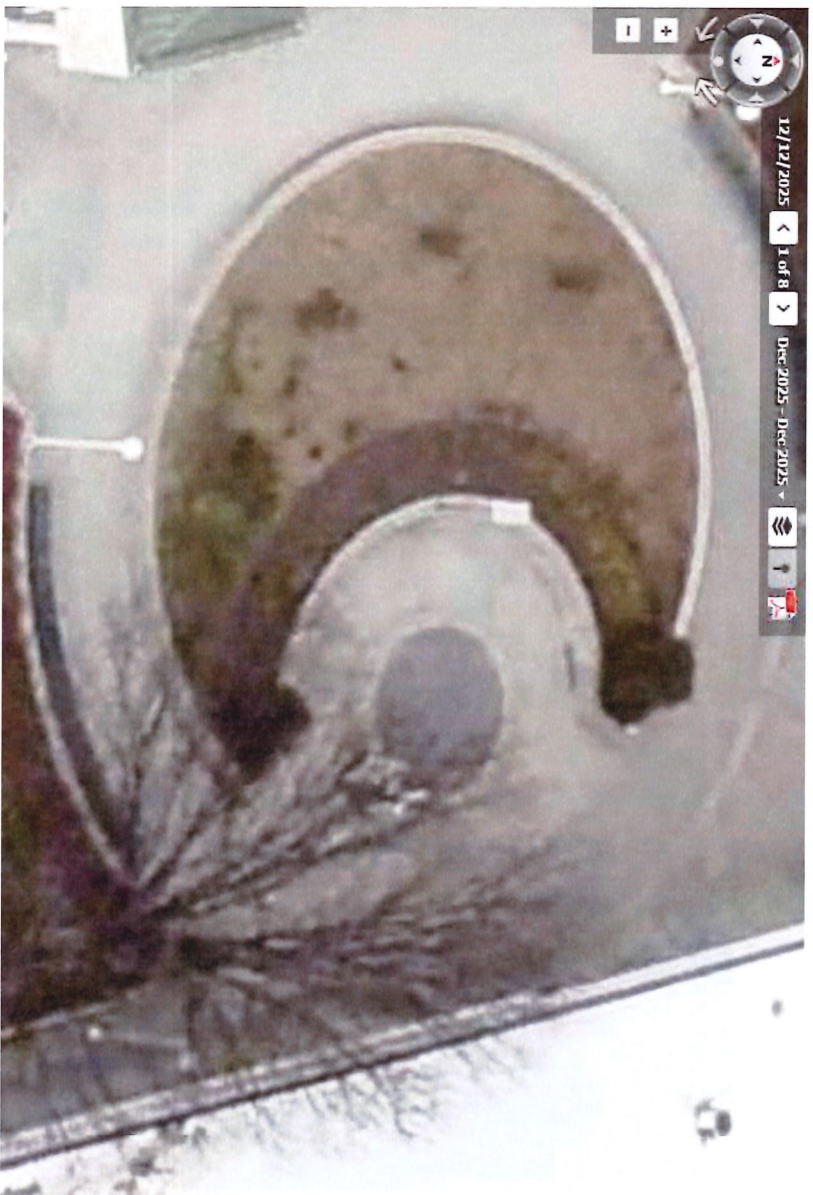


7.43

## 2017 Stage - No Planters



## 2025 Stage - No Planters



# Phelps Luck Elementary School

## PROFILE

5370 Oldstone Court • Columbia, MD 21045 • 410-313-6886 • ples.hcps.org/



The staff, students, and families of Phelps Luck Elementary School are proud of the tradition of excellence and caring that is in place at our school. The partnership between home and school allows us to meet the challenge of helping students meet success.

Staff members are committed to providing targeted and meaningful instruction that addresses the individual needs of our students. Collaborative planning and frequent review of student data are key factors in providing differentiated instruction for students. Our Literacy and Math Coaches assist teachers in implementing lessons that align with the Common Core standards. Academic interventions, focusing on accelerating and/or extending student learning, are provided during and after school hours. We are committed to fostering an environment conducive to teaching and learning. Our school behavior plan celebrates student accomplishments and teaches students to respect themselves, others, and property.

Our efforts to support our students are further enhanced through the following:

- Full Day Pre-Kindergarten is offered to eligible families.
- Our School-Based Wellness Center is utilized to support site-based acute care for students through telemedicine and/or our school-based clinic. These are made possible through the school system's partnership with the Howard County Health Department.

Phelps Luck is proud of our strong and active PTA. Parents are encouraged to volunteer and consistently participate in their child's education. The commitment demonstrated by our staff, students, and supportive community enhances the school experience for all.

Zoning Case 281132 M

Applicant/Protestant

Updated December 2023

Exhibit # 8 Date 3/18/2026

### Fast Facts

Facility opened: 1972

**Additions/Renovations**  
1989 (R/A), 1999 (R/A), 2007 (A),  
2013 (R/A)

**School Capacity: 597**  
(This does not include additional capacity  
provided by 6 portable classrooms.)

**Total Enrollment (PreK-5): 704**  
Official count 9/30/23

**Ethnicity FY24**

American Indian/Alaskan	≤5.0%
Asian	8.8%
Black/African American	25.4%
Hawaiian/Pacific Islander	≤5.0%
Hispanic/Latino	32.4%
White	25.9%
Two or more races	7.4%

**Students Receiving Special Services  
FY23**

Free/Reduced Meals	52.7%
English Learners	20.4%
Special Education	12.7%

Title I School

**Administrators:**

Edward Cosentino, Principal  
Sandra McGraw, Assistant Principal  
Jennifer Stairs, Assistant Principal

**Educational Partnerships**

- A-OK Mentoring-Tutoring, Inc.
- Columbia Association
- Crosswalk Lutheran Church
- Dunkin' Donuts, Centre Park Drive
- Free Bikes 4 Kidz Maryland
- Howard County Food Bank, Community Action Council
- Howard County Health Department
- Howard County Library, East Columbia Branch
- Okinawan Karate Dojo
- Prepare for Success, Community Action Council of Howard County
- Ready at Five
- The Kindness Pantry

