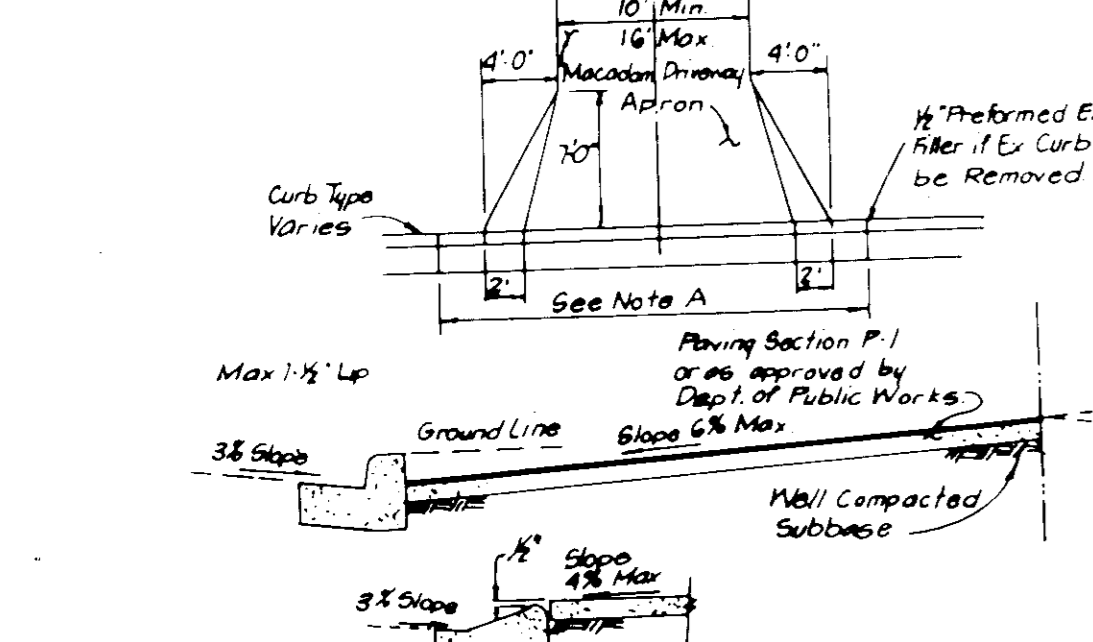


NOTE A: Where curbs to be existing, remove & reconstruct curb (gutter to final point on either side)



DRIVEWAY ABUTTING CLOSED SECTION WITHOUT CONCRETE SIDEWALK

NOTE: Building Restriction Lines  
Front - 20'  
Side - 7.5'  
Rear - 30' (Unless otherwise noted)

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

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

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

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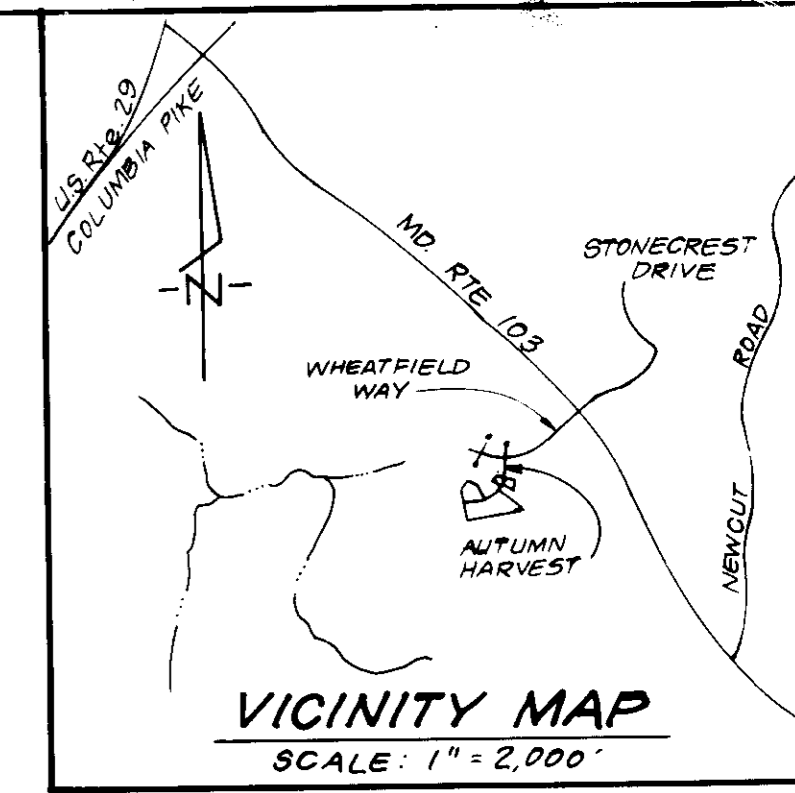
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

WHEATFIELD WAY

SPECIAL NOTES:

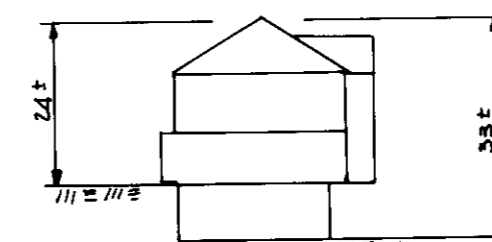
Approved Road Construction Plans shall be used for all Public Utilities.  
Public Water and Sewer shown for reference only. For more detailed information, see water and sewer plans Contract No. 24-1511.

NOTE: Building Restriction Lines  
Front - 20'  
Side - 7.5'  
Rear - 30' (Unless otherwise noted)

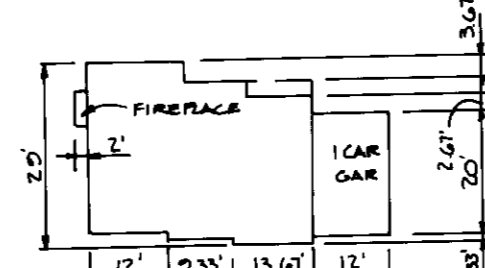


GENERAL NOTES

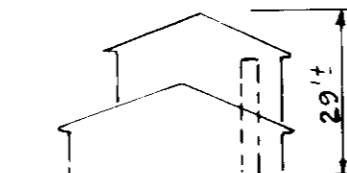
- All coordinates are based on Howard County Control Station Control Point Nos. 3043001-R and 3043002-R.
- Total number of Lots: 10.
- The total area included in this plan is 1.4353 Acres.
- All roadways are public and existing.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 792-2630.
- The maximum Lot coverage is 40% per lot.
- Stormwater Management for Long Gate 1/3 is provided under F 86-95.



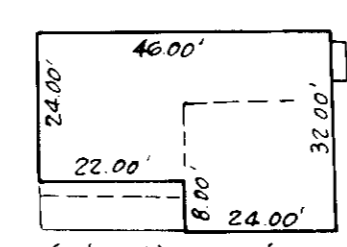
MODEL 'H'



1155 sq. ft. MIN LOT SIZE



CHESTERFIELD



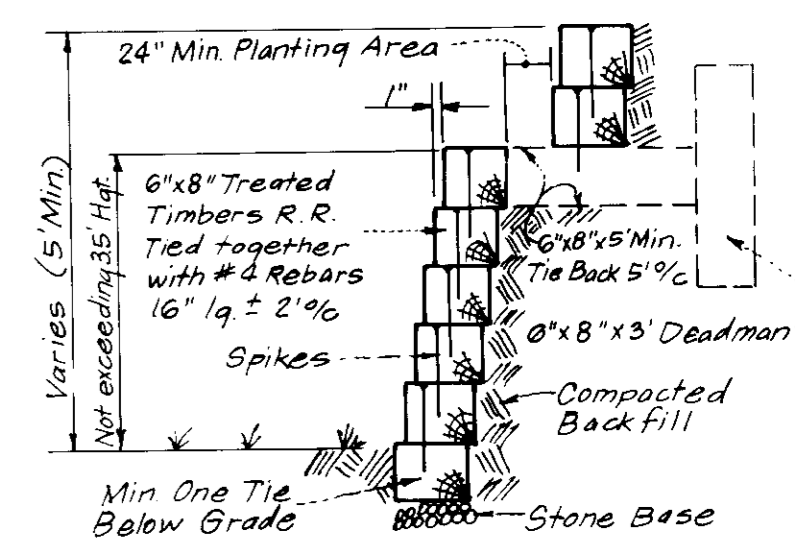
ENTERPRISE



FAIRFAX

TYPICAL HOUSES

SCALE: 1" = 30'



TYPICAL RETAINING WALL

No Scale

LEGEND

- Contour Interval: 2 Ft.
- Existing Contour: (dashed line)
- Proposed Contour: (solid line)
- Spot Elevation: +10.5
- Direction of Drainage: (arrow)
- Trees to be Saved: (cloud symbol)
- 100 Year Flood Plain Elev.: 325.1
- Walk-Out Basement: (W/O symbol)

Lot No	ADDRESS CHART	STREET ADDRESS
64	8505	Autumn Harvest
65	8515	"
66	8519	"
67	8523	"
68	8527	"
69	8531	"
70	8535	"
101	8538	"
102	8534	"
103	8504	"

SUBDIVISION NAME	SECT. AREA	LOTS
Long Gate	1/3	64-70 & 101-103
PLAT #	BLOCK #	ZONE
6064	6	RSC
TAX ZONE	MAP	ELEC DIST
304.31	2nd	6023.02
WATER CODE	SEWER CODE	
F-09	5750638	

5-15-87

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

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

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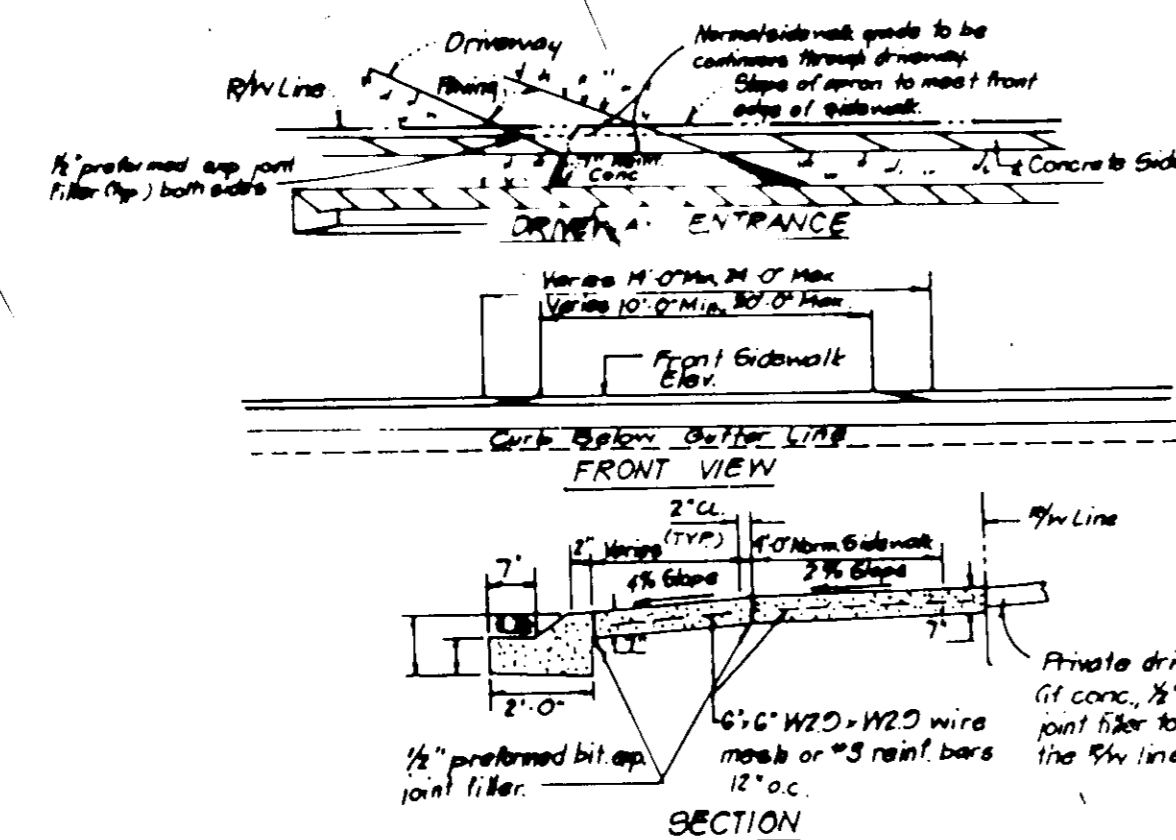
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DRIVEWAY ABUTTING CLOSED SECTION WITH MODIFIED CURB, GUTTER & SIDEWALK

FOR HOUSE TYPE, REVISION ON LOT 321 BY TSP GROUP DATED MARCH 4, 1992



**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7130 MINISTREL WAY • COLUMBIA, MD 21046 • (410) 481-7200 • BALTIMORE, MD • (410) 528-1511 • WASHINGTON, DC • (202) 462-1511

DESIGNED	JME	DBS
DRAWN	VLM	
CHECKED	JME	
DATE	4-15-87	

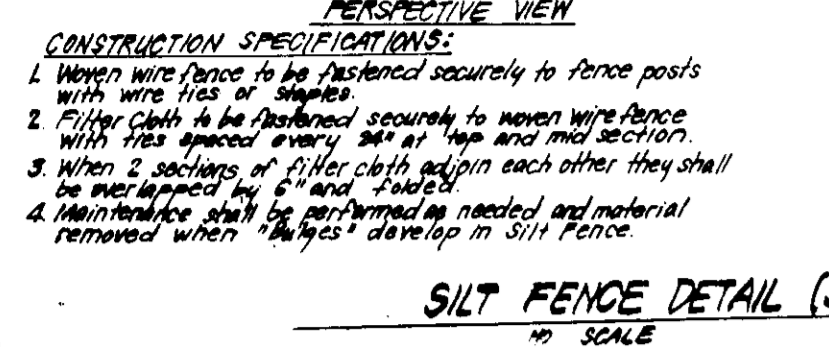
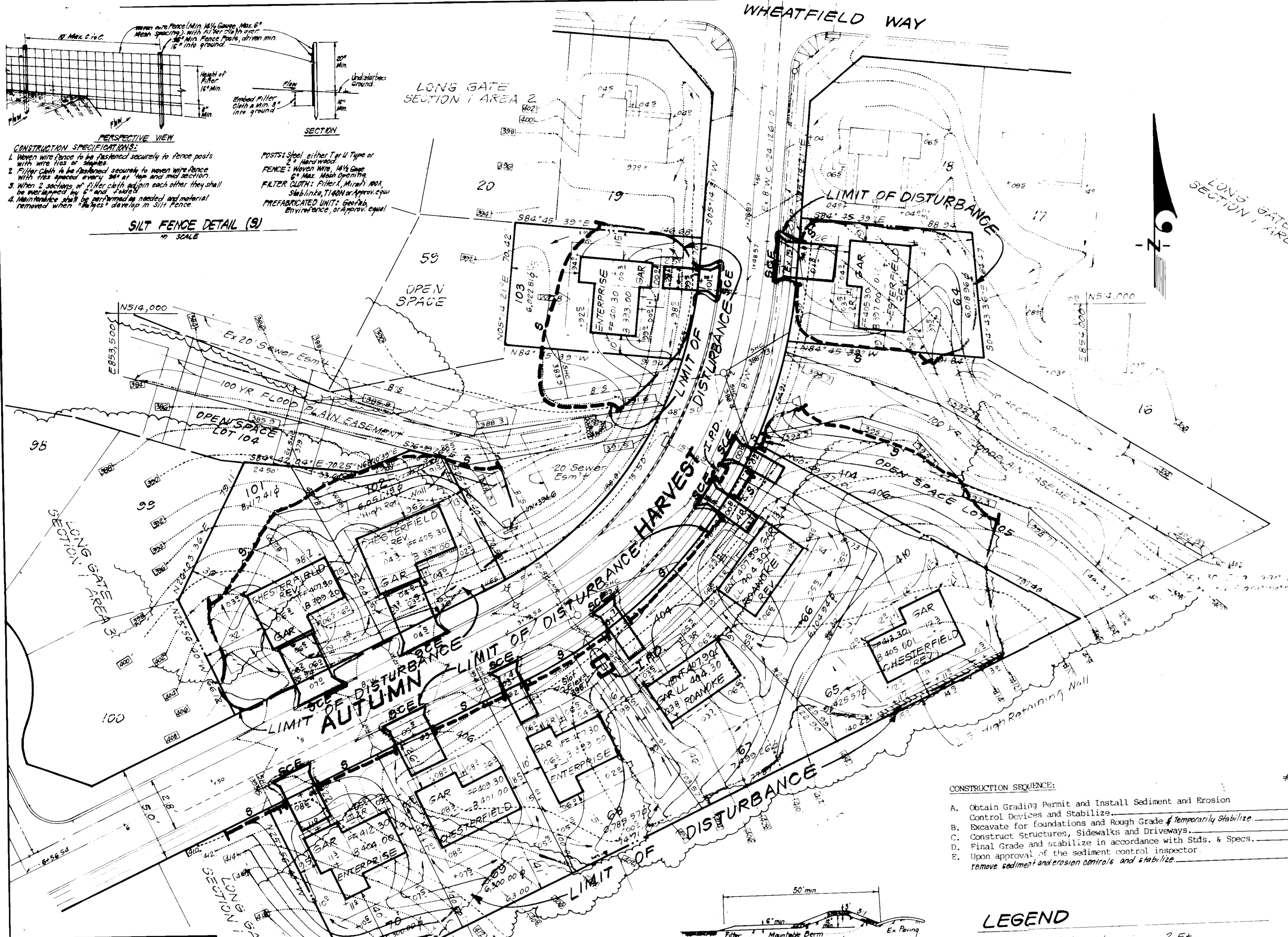
**SITE DEVELOPMENT PLAN**  
LOTS 64 THRU 70 AND 101 THRU 103

**LONG GATE**  
SECTION 1 AREA 3  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

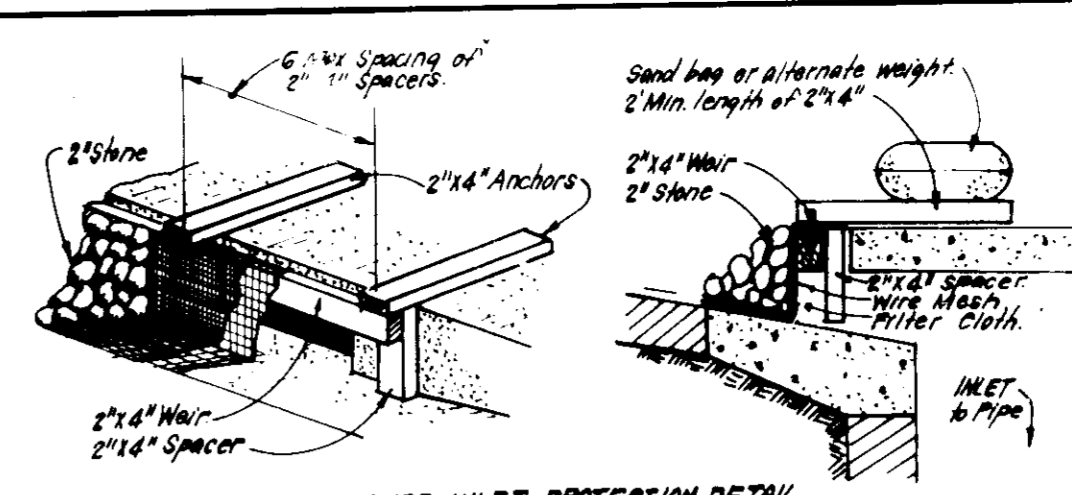
FOR: THE RYLAND GROUP - Columbia Division  
7130 Ministrel Way, Suite 215  
Columbia, Maryland 21045

SCALE: 1" = 30'  
DRAWING: 1 of 2  
JOB NO: 86-076  
FILE NO: 86-076-X

S.D.P. 87-213



SILT FENCE DETAIL (S)  
NO SCALE



CURB INLET PROTECTION DETAIL

**CONSTRUCTION SPECIFICATIONS:**  
 I. MATERIALS: A. Wooden frame to be constructed of 2x4" nominal/true grade lumber.  
 B. Wire mesh must be of a type approved for this purpose resistant to sunlight with a mesh size of 1/8" to 3/16" to allow sufficient passage of water and removal of sediment.  
 C. Filter cloth must be of a type approved for this purpose resistant to sunlight with a mesh size of 1/8" to 3/16" to allow sufficient passage of water and removal of sediment.  
 D. Straps to be 2" x 2" in size and clean, surge free wood slat cloth cloth.  
 E. SWALE, DITCHLINE OR YARD INLET PROTECTION  
 1. Excavate completely around inlet to a depth of 18" below finish elevation.  
 2. Drive 2x4 post 1" into ground at four corners of inlet. Place nail string between posts on ends of inlet. Position top portion of 2x4 frame using one like joint support. Top of frame (wire) must be 6" below edge of roadway adjacent to inlet.  
 3. Stretch wire mesh tightly around frame and fabric securely. Ends must meet at post. Be overlapped and fastened with staples.  
 4. Stretch filter cloth over mesh and fasten to frame. Ends must meet at post. Be overlapped and fastened with staples.  
 5. One (1) layer of earth is even with finish elevation on ends and top elevation on sides.  
 6. If the inlet is not in a low point, construct a compacted earth dike in the ditch line below. The top of this earth dike is to be at least 6" higher than the top of frame (wire).  
 7. The inlet must be inspected frequently and filter fabric replaced when clogged.  
 II. PROCEDURE: CURB INLET PROTECTION  
 1. Attach a continuous piece of wire mesh (30" min width by throat length plus 4" to the 2x4 wooden framing cloth (42" x 45" size) of the same dimensions as the wire mesh and the wire mesh and securely attach to the 2x4" wall of the curb and the 2x4" wall of the curb.  
 2. Place the assembly against the inlet, throat and wall (min 2" lengths of 2x4" in the top of the curb at spaces between 2x4" anchors that extend above the inlet top and be held in place by sandbags or alternate weight.  
 3. The assembly shall be placed so that the end spacers are a min 1" beyond both ends of the curb.  
 4. From the wire mesh and filter cloth in the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" straps over the wire mesh and filter cloth in the gutter in a manner to prevent water from entering the inlet under or around the filter cloth.  
 5. This type of protection must be inspected frequently and the filter cloth and wire mesh replaced when clogged.  
 6. Assume that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow to inlet.

INLET PROTECTION DETAIL (I.P.D.)  
NO SCALE

**PERMANENT SEEDING NOTES**  
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.  
**Seeding Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.  
**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:  
 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lb/1000 sq ft) and 400 lbs per acre 10-10-10 fertilizer (14 lb/1000 sq ft) before seeding.  
 Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lb/1000 sq ft).  
 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lb/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lb/1000 sq ft) before seeding.  
 Harrow or disc into upper three inches of soil.  
**Seeding -** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lb/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lb/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring; Option (2) Use sod; Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.  
**Mulching -** Apply 1 1/2 to 2 tons per acre (70 to 90 lb/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.  
**Maintenance -** Inspect all seeded areas and make needed repairs, replacements and reseedings.

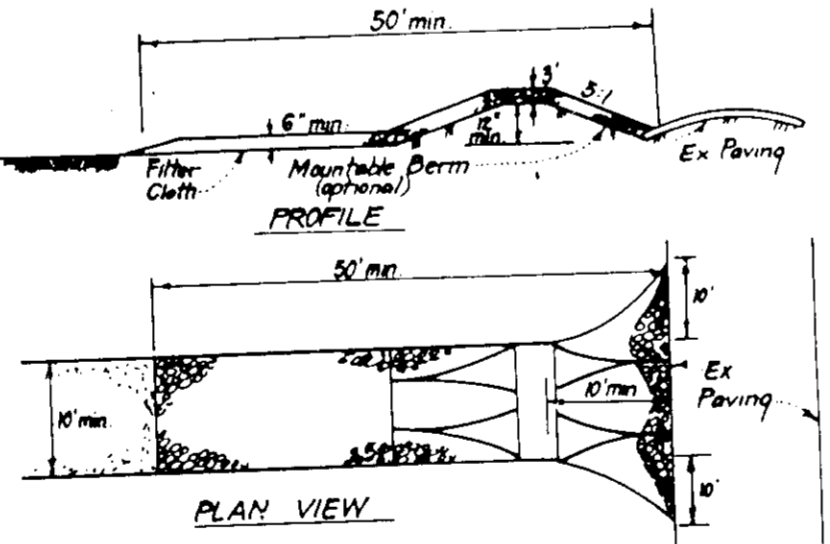
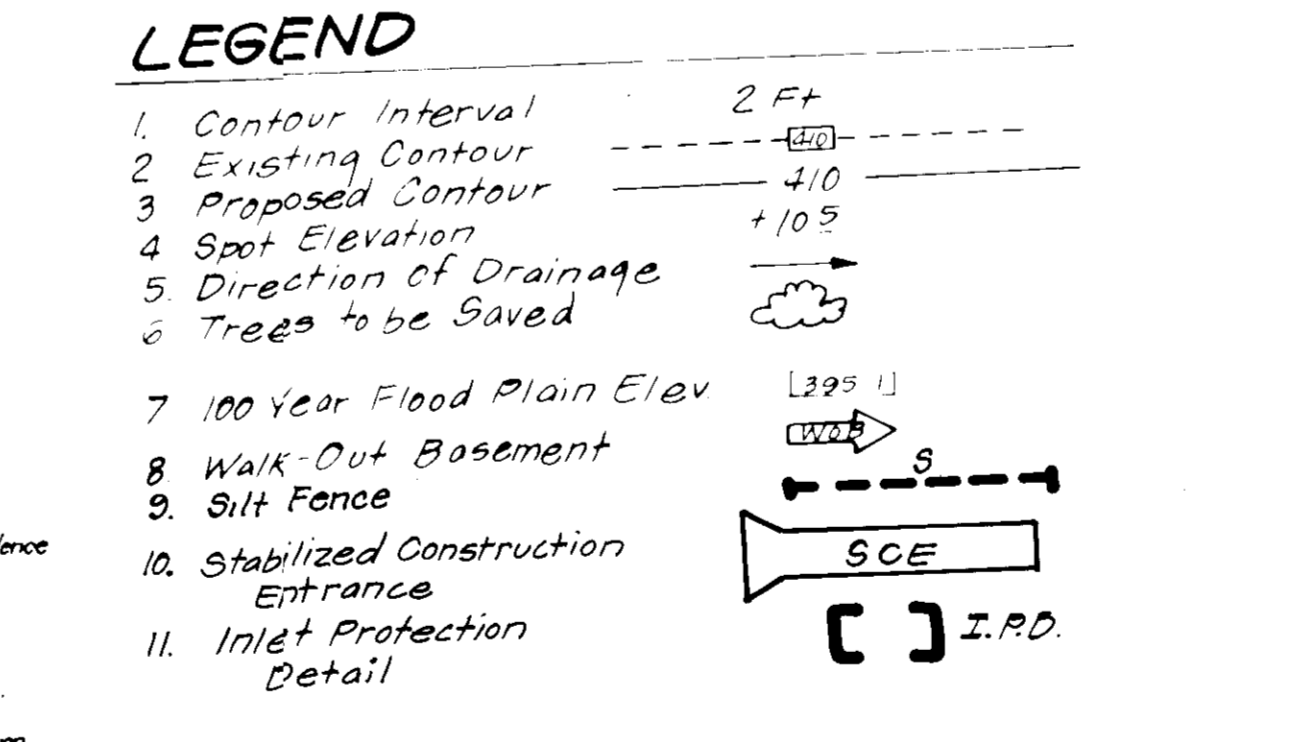
**TEMPORARY SEEDING NOTES**  
 Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.  
**Seeding Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.  
**Soil Amendments:** Apply 600 lbs per acre 10-10-10 fertilizer (14 lb/1000 sq ft).  
**Seeding -** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 25 bushel per acre of annual rye (3.2 lb/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lb/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.  
**Mulching -** Apply 1 1/2 to 2 tons per acre (70 to 90 lb/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.  
 Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 G. Nelson  
 4-17-87  
 Date

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 We 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 involved in 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 beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.  
 Stephen M. ...  
 4-20-87  
 Date

**CONSTRUCTION SEQUENCE:**

	# OF DAYS
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	10
B. Excavate for foundations and Rough Grade & Temporarily Stabilize.	80
C. Construct Structures, Sidewalks and Driveways.	100
D. Final Grade and stabilize in accordance with Stds. & Specs.	20
E. Upon approval of the sediment control inspector remove sediment and erosion controls and stabilize.	7

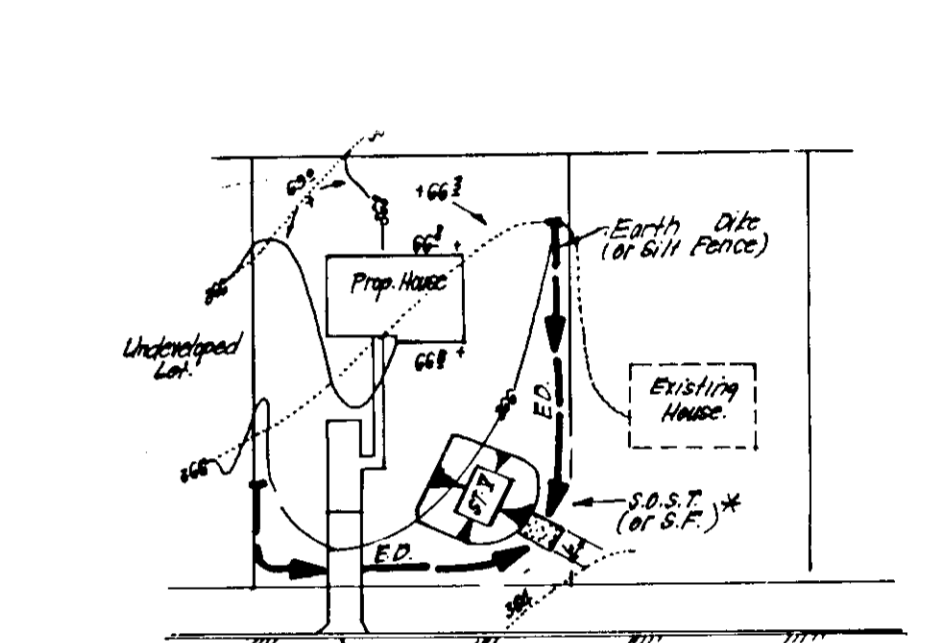


STABILIZED CONSTRUCTION ENTRANCE (SCE)  
NO SCALE

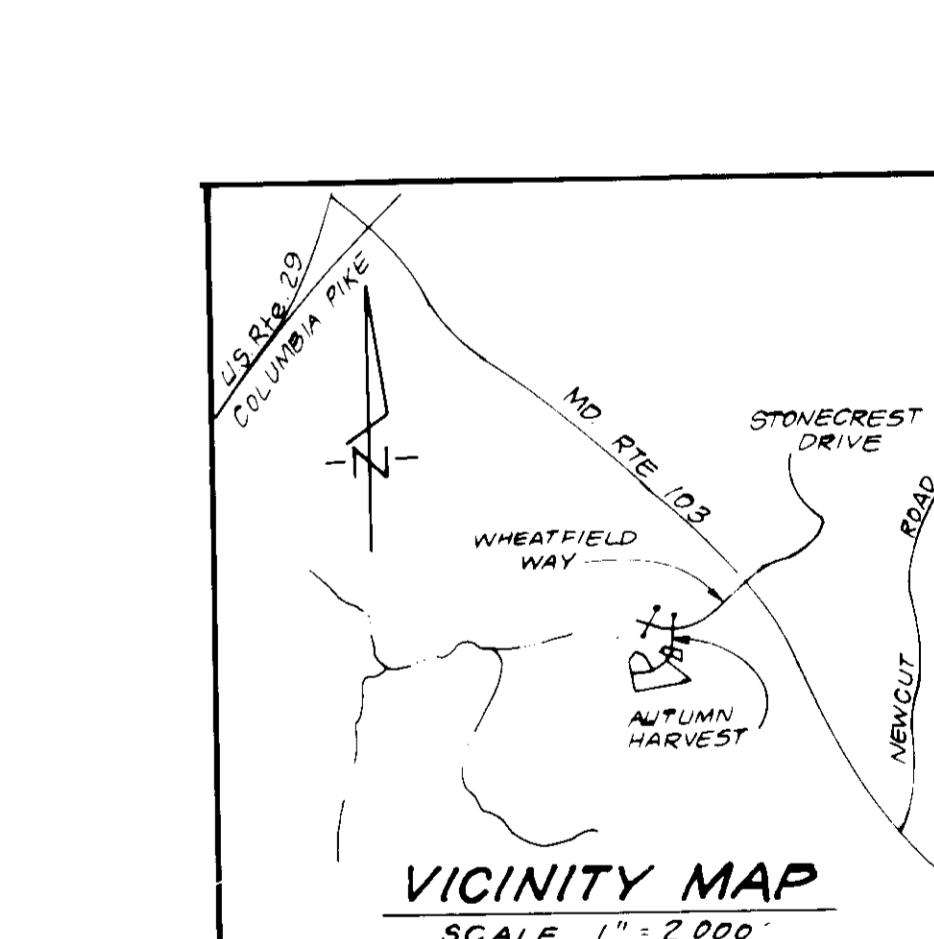
**CONSTRUCTION SPECIFICATIONS:**  
 1. Stone size - Use 2" stone or reclaimed or recycled concrete equivalent.  
 2. Length - As required, but not less than 50 feet (except on a simple residence lot where a 30 foot minimum length would apply).  
 3. Thickness - Not less than six (6) inches.  
 4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.  
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will be required on a simple family residence lot.  
 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 2:1 slope will be permitted.  
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into public right-of-way. This project will have a Certificate of Attendance at 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 inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.  
 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.  
 9. Periodic inspection and needed maintenance shall be provided after each rain.

**SEDIMENT CONTROL NOTES**

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (1983-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.
- 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. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 51). Temporary stabilization which mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:  
 Total Area of Site 1.5724 Acres  
 Area Disturbed 1.53 Acres  
 Area to be reseeded or paved 2.640 Acres  
 Area to be vegetatively stabilized 1.73 Acres  
 Total Cut 194 Cu. yds  
 Total Fill 222 Cu. yds  
 Office waste/borrow area location N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be replaced on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DEW sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
- All pipes to be blocked at the end of each day (see detail below).
- The total amount of straw bale dikes/silt fence equals 825 L.F.



SINGLE LOT SEDIMENT CONTROL PLAN  
NO SCALE



VICINITY MAP  
SCALE 1" = 2,000'

SUBDIVISION NAME	SECT AREA	PTS
Long Gate	1/3	64, 69, 70, 71
PLAT #	BLOCK #	ZONE
6064	6	RSC
WATER CODE	SEWER CODE	
F-09	6750638	

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINISTREL WAY • COLUMBIA, MD 21045 • (301) 381-7200 • BALTO • (301) 621-8100-WASH.  
**DESIGNED BY DGT**  
**DRAWN BY VLM**  
**CHECKED BY DGT**  
**DATE 4-2-87**  
**SCALE 1" = 30'**  
**DRAWING 2 of 2**  
**JOB NO 86-076**  
**FILE NO 86-076SE**

**APPROVED:**  
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION  
 HOWARD COUNTY, MARYLAND  
 DATE 5-15-87

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 DATE 6-17-87  
**APPROVED:** HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 DATE 6-19-87  
**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DATE 6-12-87

Reviewed for HOWARD COUNTY S.C.D.  
 and meets Technical Requirements  
 of the Howard County S.C.D.  
 Signature  
 U.S. Soil Conservation Service  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Approved  
 Date 6/3/87