

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Joyce J. ...* 3-30-89  
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE  
SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT  
OF PUBLIC WORKS.  
*...* 3-28-89  
DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*...* 4.10.89  
PLANNING DIRECTOR DATE

*...* 4-4-89  
CHIEF, DIVISION OF COMMUNITY  
PLANNING AND LAND DEVELOPMENT DATE

**SITE ANALYSIS**  
EXISTING ZONING - NEW TOWN (S.F.M.D.)  
NUMBER OF LOTS - 26  
TOTAL AREA - 5,093 ACRES  
DENSITY - 26/5,093 = 511 DWELLINGS/AC.  
FINAL DEVELOPMENT PLAN PHASE 197-  
PART II PLAT # 3054 A-988 THRU 997

**LEGEND**

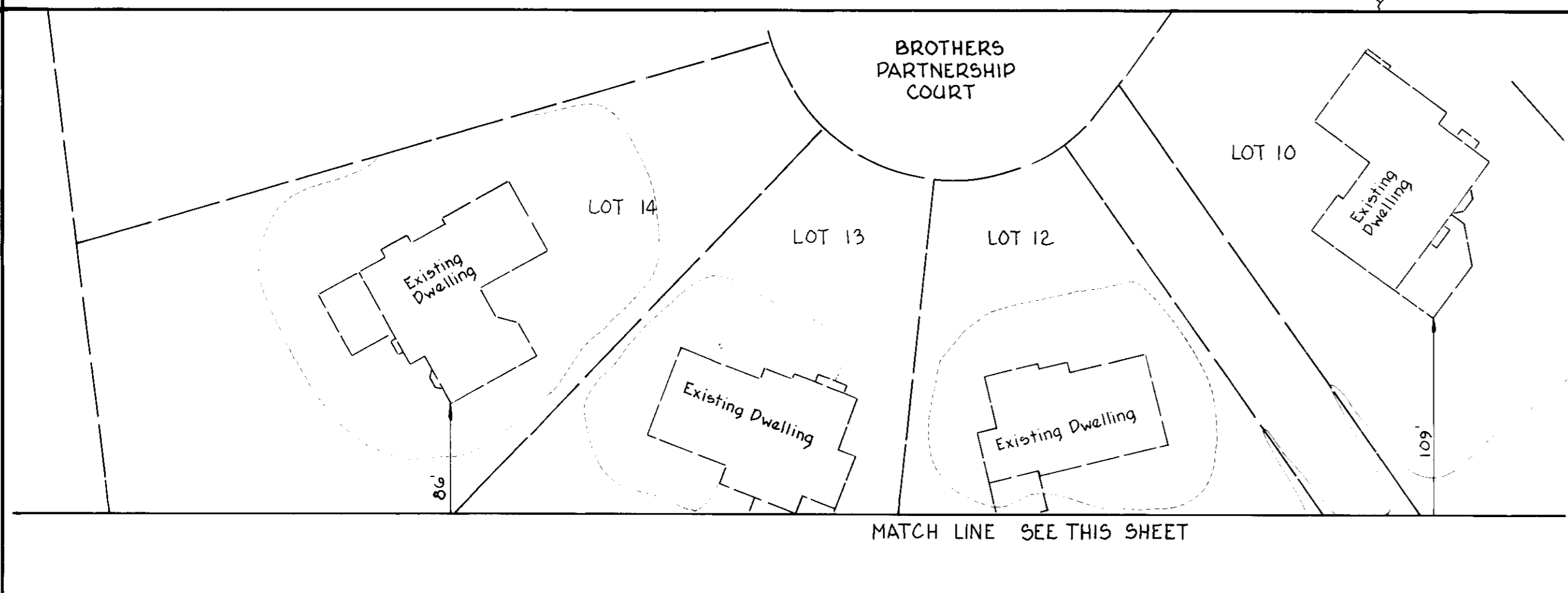
- 430- Proposed Contours (2' Intervals)
- 430- Existing Contour (2' Intervals)
- BR-3 Building Type
- 1 Lot Number
- RW Retaining Wall
- HR Handicapped Ramp
- Concrete Walk (Existing)
- Fire Hydrant
- Light Fixture
- Traces to Remain
- Proposed Street Traces

MARK BUILDING COMMUNITIES, INC.  
OWNER AND DEVELOPER  
P.O. BOX 1272  
COLUMBIA, MARYLAND 21044

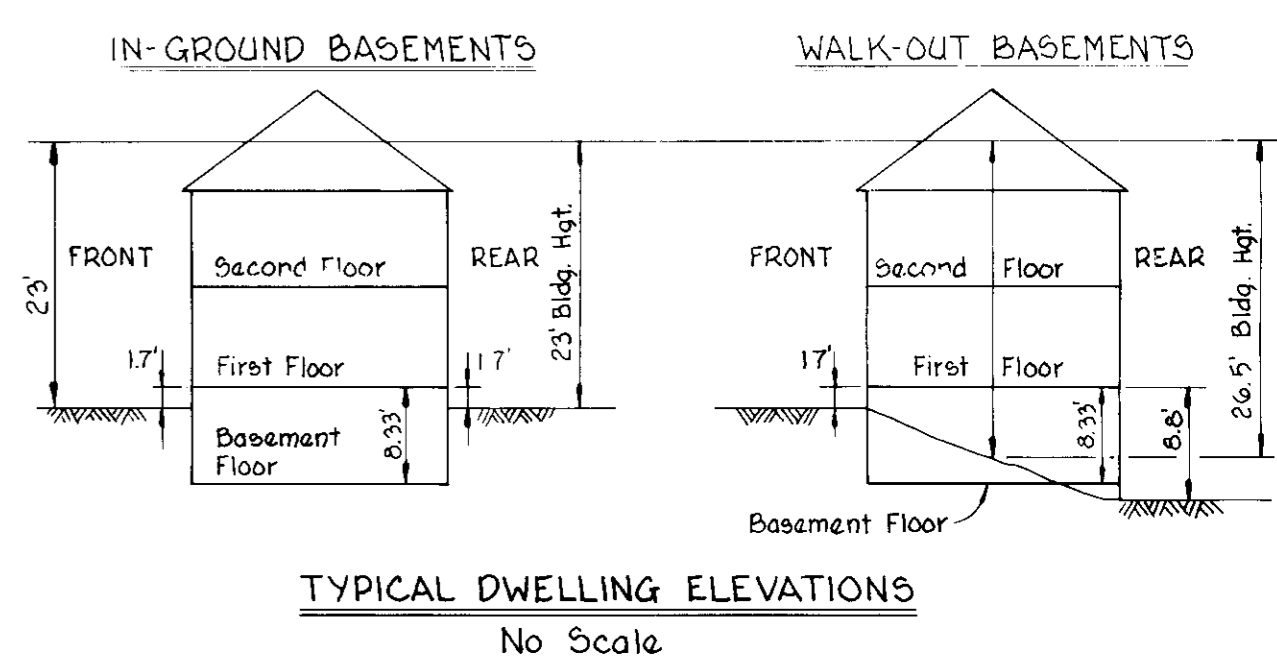
WHITMAN, REARD AND ASSOCIATES  
-ENGINEERS-  
2315 SAINT PAUL STREET  
BALTIMORE, MARYLAND 21218

SIGNATURE: *Jennett M. ...*

**Note A**  
Common Access Easement  
for Lots 18, 19 and 20 recorded in  
Liber 195B Folio 74



**PLAN**  
Scale: 1" = 30'



SUBDIVISION NAME:		SECT./AREA	LOTS
VILLAGE OF LONGREACH		3/3	18 THRU 43
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP
8951	1	S.F.M.D.	37
WATER CODE		ELEC. DIST.	CENSUS
G08, E07		6	6065.02
SEWER CODE		3550000	

**OFF-STREET PARKING SPACES**  
Required: 26 Dwellings @ 2 Spaces = 52  
Proposed 52 Spaces = 26 in Driveways  
26 in Garages

**TYPICAL PARKING SPACE**  
No Scale

**NOTES**  
1 Public water and sewer mains were constructed under Contract 24-1805-D  
2 Public roads were constructed from Road Construction Drawing F-88-211

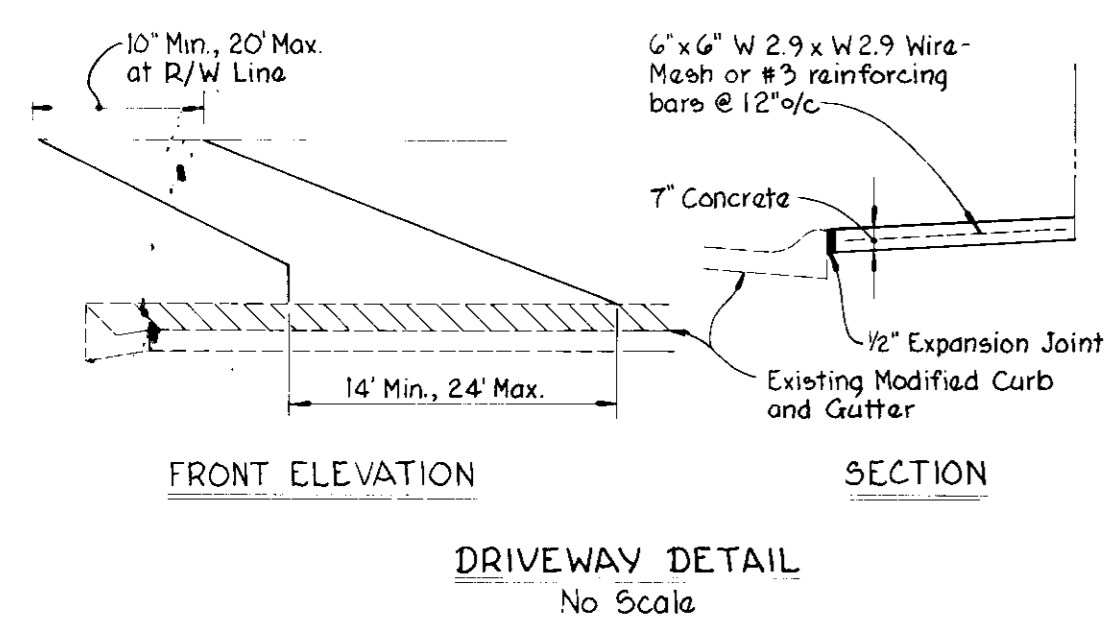
- GENERAL NOTES**
- Recording reference for Lots 18 thru 43 is Plat 8951
  - Water and sewer facilities are to be provided (Publicly owned)
  - Minimum setback from the public street shall be 20' unless otherwise approved by the Howard County Planning Board.
  - Stormwater Management for these lots has been provided under F-88-171 (VLR 3/2)
  - Garages shall be used for parking purposes only in accordance with Section 127-B.2.b (18) of the Howard County Zoning Regulations.
  - Reference: Sketch Plan 88-46, Preliminary Plans 88-171, and Final Plans F-88-211.

LOT NO.	INVERT	LOT NO.	INVERT
18	404.50	24	400.50
19	410.71	40	397.70
20	404.50	41	397.70
21	404.50	42	402.80
22	402.50	43	402.80
23	402.50		

LOT NO.	LOT AREA SF	HOUSE AREA *SF	% LOT COVERAGE
18	9,369	1,608	17.16
19	17,927	1,855	10.22
20	14,231	1,700	11.95
21	14,394	1,833	12.73
22	7,323	1,700	23.21
23	6,451	1,730	26.82
24	6,689	1,730	25.86
40	8,252	1,700	20.60
41	6,983	1,730	24.77
42	8,306	1,730	20.83
43	6,227	1,510	24.25

\*Includes Garages - See Architectural Plans for details.

LOT NO.	STREET ADDRESS
18	8545 Dark Hawk Circle
19	8549 " " "
20	8553 " " "
21	8557 " " "
22	8561 " " "
23	8565 " " "
24	8569 " " "
40	8564 " " "
41	8560 " " "
42	8556 " " "
43	8552 " " "

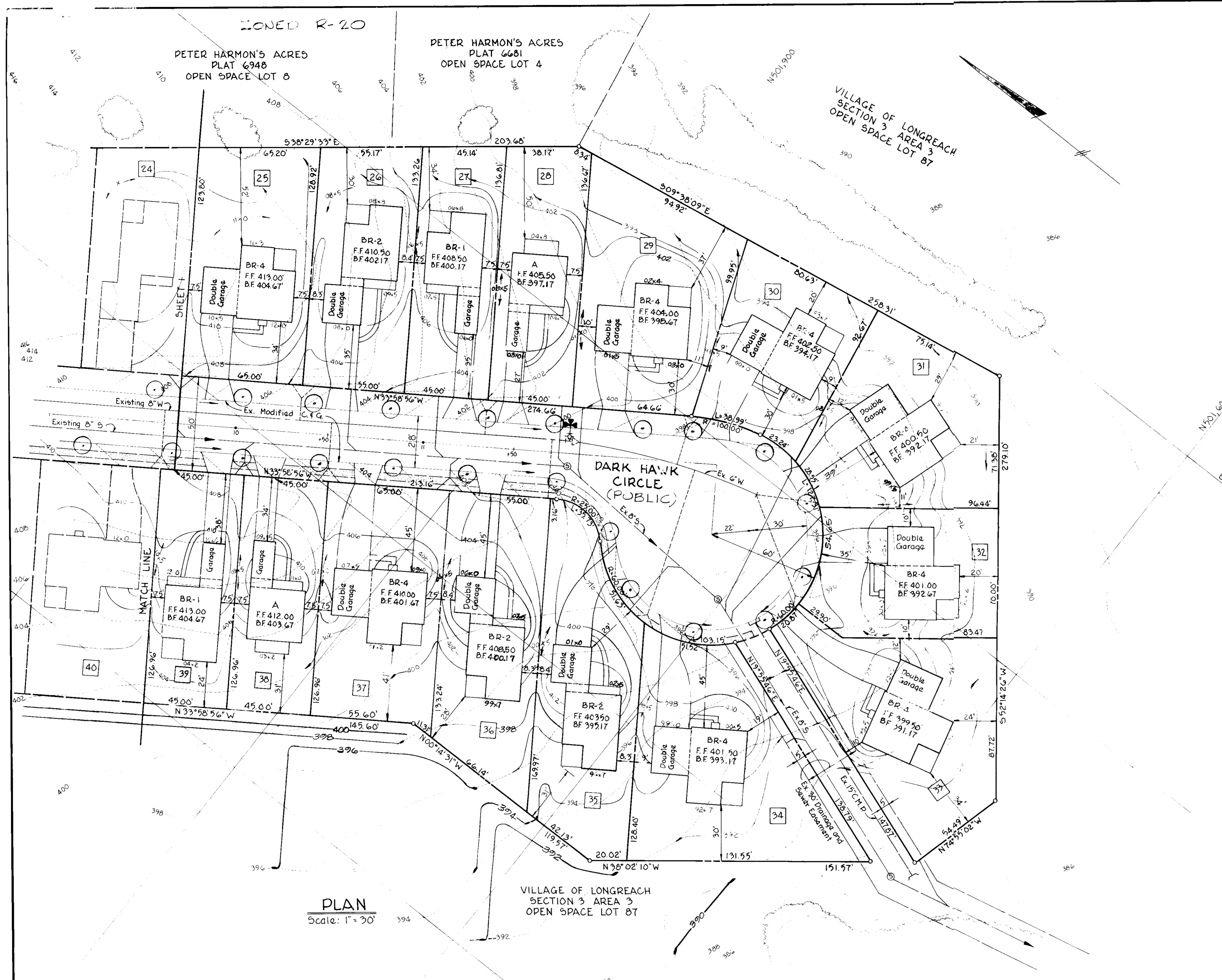


1 2/22/89 As per Planning & DPW Comments  
NO. DATE REVISION

**COLUMBIA**  
-SITE DEVELOPMENT PLANS-  
FOR  
VILLAGE OF LONGREACH  
SECTION 3 AREA 3  
LOTS 18 THRU 43  
(SINGLE FAMILY DETACHED DWELLINGS)  
**GRADING PLAN**  
SHEET 1 OF 3

ELECTION DISTRICT NO. 6  
HOWARD COUNTY, MARYLAND  
TAX MAP: 37  
DATE: 1/16/89

SCALE: AS SHOWN.

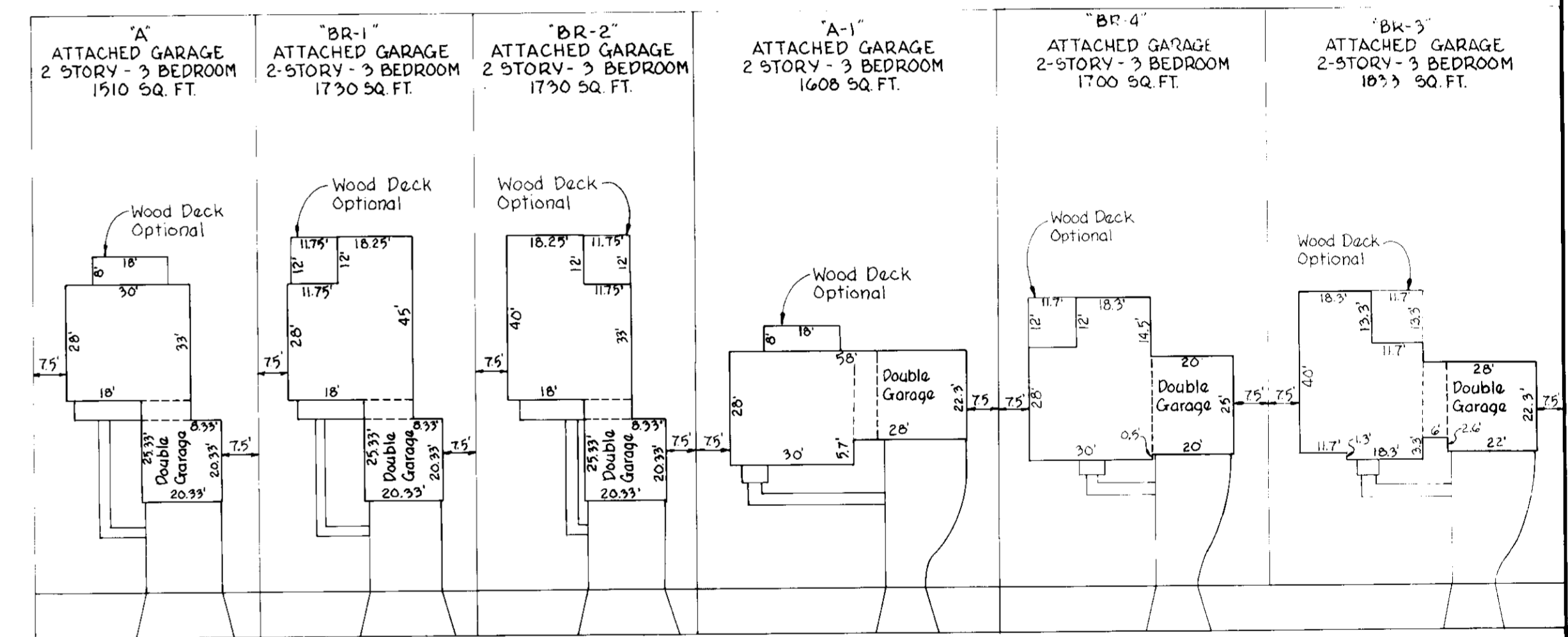


PLAN  
Scale: 1" = 30'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Bodwin* 3-30-89  
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
DIRECTOR DATE  
*William E. Ray* 2-20-89  
CHIEF, BUREAU OF ENGINEERING L DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*W. J. J. Vaughn* 4-10-89  
PLANNING DIRECTOR DATE  
*W. J. J. Vaughn* 4-4-89  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 13 DATE



PUBLIC STREET  
TYPICAL PLOT PLANS  
No Scale

3-17-89

WHITMAN, REQUARDT AND ASSOCIATES  
-ENGINEERS-  
2315 SAINT PAUL STREET  
BALTIMORE, MARYLAND 21218  
*Fennell McGehee*

MARK BUILDING COMMUNITIES, INC.  
OWNER AND DEVELOPER  
P.O. BOX 1272  
COLUMBIA, MARYLAND 21044

ELEVATIONS - SEWER H.C.			
LOT NO	INVERT	LOT NO	INVERT
25	399.50	33	381.40
26	396.50	34	384.20
27	395.50	35	388.50
28	392.90	36	395.60
29	390.50	37	395.60
30	388.50	38	396.60
31	388.50	39	396.60
32	388.00		

BUILDING COVERAGE			
LOT NO.	LOT AREA SF	HOUSE AREA *SF	% LOT COVERAGE
25	8,213	1,700	20.70
26	7,210	1,730	23.99
27	6,077	1,730	28.47
28	6,224	1,510	24.26
29	9,063	1,700	18.76
30	6,514	1,700	26.10
31	8,570	1,700	19.84
32	6,788	1,700	25.04
33	9,499	1,700	17.90
34	10,732	1,700	15.84
35	8,747	1,730	19.78
36	8,338	1,730	20.75
37	8,282	1,700	20.53
38	5,713	1,510	26.43
39	5,713	1,730	30.28

\*Includes Garages-See Architectural Plans for details.

ADDRESS CHART	
LOT NO	STREET ADDRESS
25	8573 Dark Hawk Circle
26	8577 " " "
27	8581 " " "
28	8585 " " "
29	8589 " " "
30	8593 " " "
31	8597 " " "
32	8596 " " "
33	8592 " " "
34	8588 " " "
35	8584 " " "
36	8580 " " "
37	8576 " " "
38	8572 " " "
39	8568 " " "

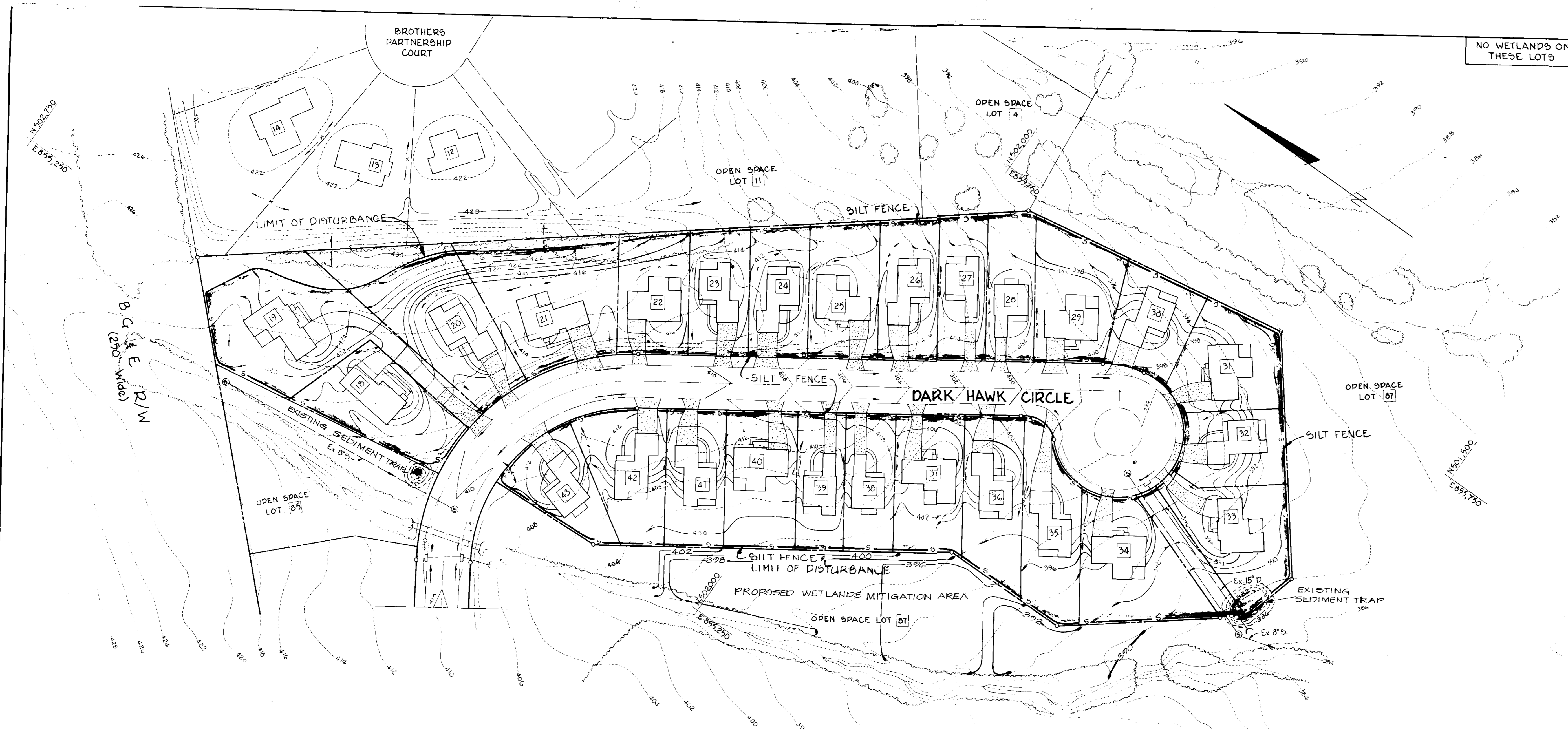
1 4/22/89 As per Planning & DPW Comments  
NO. DATE REVISION

**COLUMBIA**  
-SITE DEVELOPMENT PLANS-  
FOR  
VILLAGE OF LONGREACH  
SECTION 3 AREA 3  
LOTS 18 THRU 43  
(SINGLE FAMILY DETACHED DWELLINGS)  
**GRADING PLAN**  
SHEET 2 OF 3

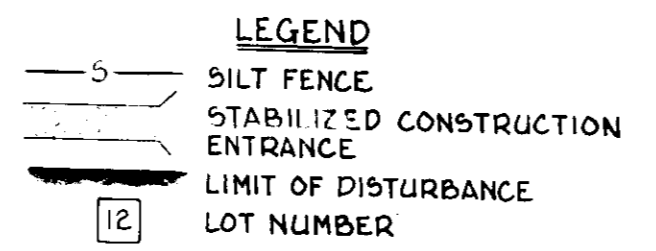
ELECTION DISTRICT NO. 6  
HOWARD COUNTY, MARYLAND  
TAX MAP: 37  
DATE: 1/16/89

SCALE: AS SHOWN

SDP 89-141



PLAN  
Scale: 1" = 50'



**TEMPORARY SEEDING NOTES**  
Apply to graded or cleared areas not subject to immediate further disturbance where permanent long-lived vegetative cover is needed.  
Revised Recommendations: 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 (92 lbs/1000 sq ft) and 600 lbs per acre 15-10-10 fertilizer (15 lbs/1000 sq ft) before seeding.  
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (10 lbs/1000 sq ft) before seeding.  
3) Alternative - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (10 lbs/1000 sq ft) before seeding.  
Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 20 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 10 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre 15-10-10 fertilizer (1.5 lbs/1000 sq ft) of seeding. During the period of October 15 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 seed. Option (3) Seed with 10 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 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using an flat areas. On slopes 8 feet or higher, use 3/8 gal/1000 sq ft of anchoring. On slopes, 8 ft or higher, use 3/8 gal 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.  
Seedbed 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 (6 lbs/1000 sq ft).  
Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 20 bushels per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 10 lbs per acre of weeping lovegrass (1.07 lbs/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 seed.  
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using an flat areas. On slopes, 8 ft or higher, use 3/8 gal per acre (8 gal/1000 sq ft) for anchoring.  
Refer to the 1983 WETLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rates and methods not covered.

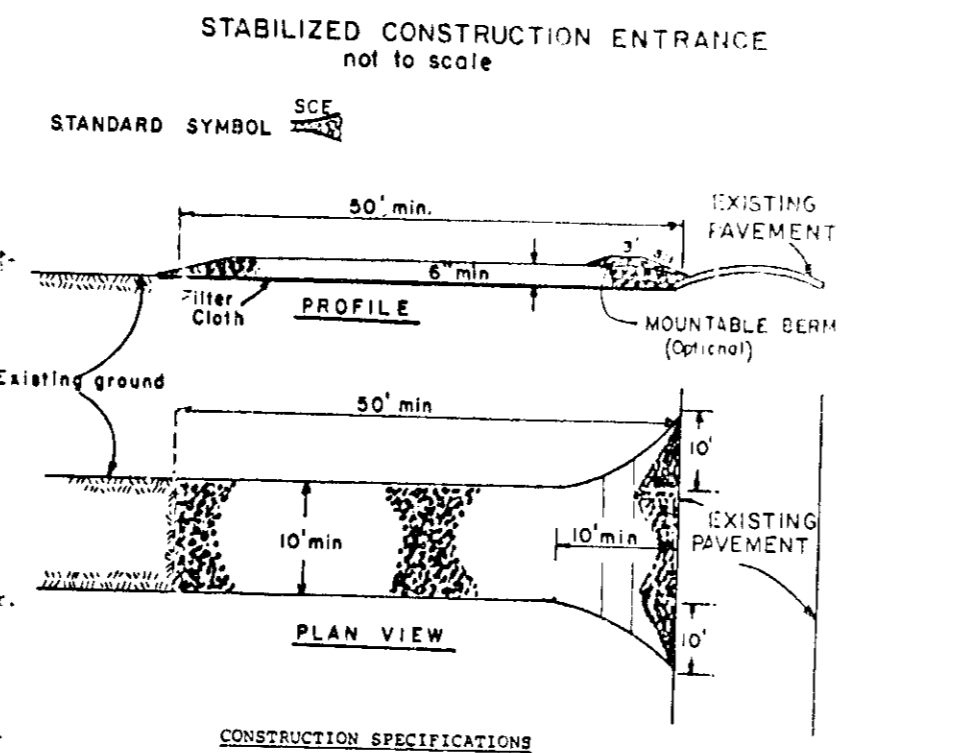
**SEEDING CONTROL NOTES**  
1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (292-2037)  
2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.  
3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter 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.  
4) 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.  
5) 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. 31) seed (Sec. 34), temporary seedings (Sec. 50) and mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.  
6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.  
7) Site Analysis:  
Total Area of Site: 5.1 Acres  
Area Disturbed: 2.4 Acres  
Area to be seeded or planted: 2.4 Acres  
Area to be vegetatively stabilized: 2.4 Acres  
Total Cut: 11,500 Cu. Yds  
Off-site waste/soil area location:  
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.  
9) Additional sediment controls must be provided, if deemed necessary by the Howard County DW sediment control inspector.  
10) 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 building or grading inspection approval may not be authorized until this initial approval by the inspection agency is made.

**BY THE DEVELOPER**  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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.

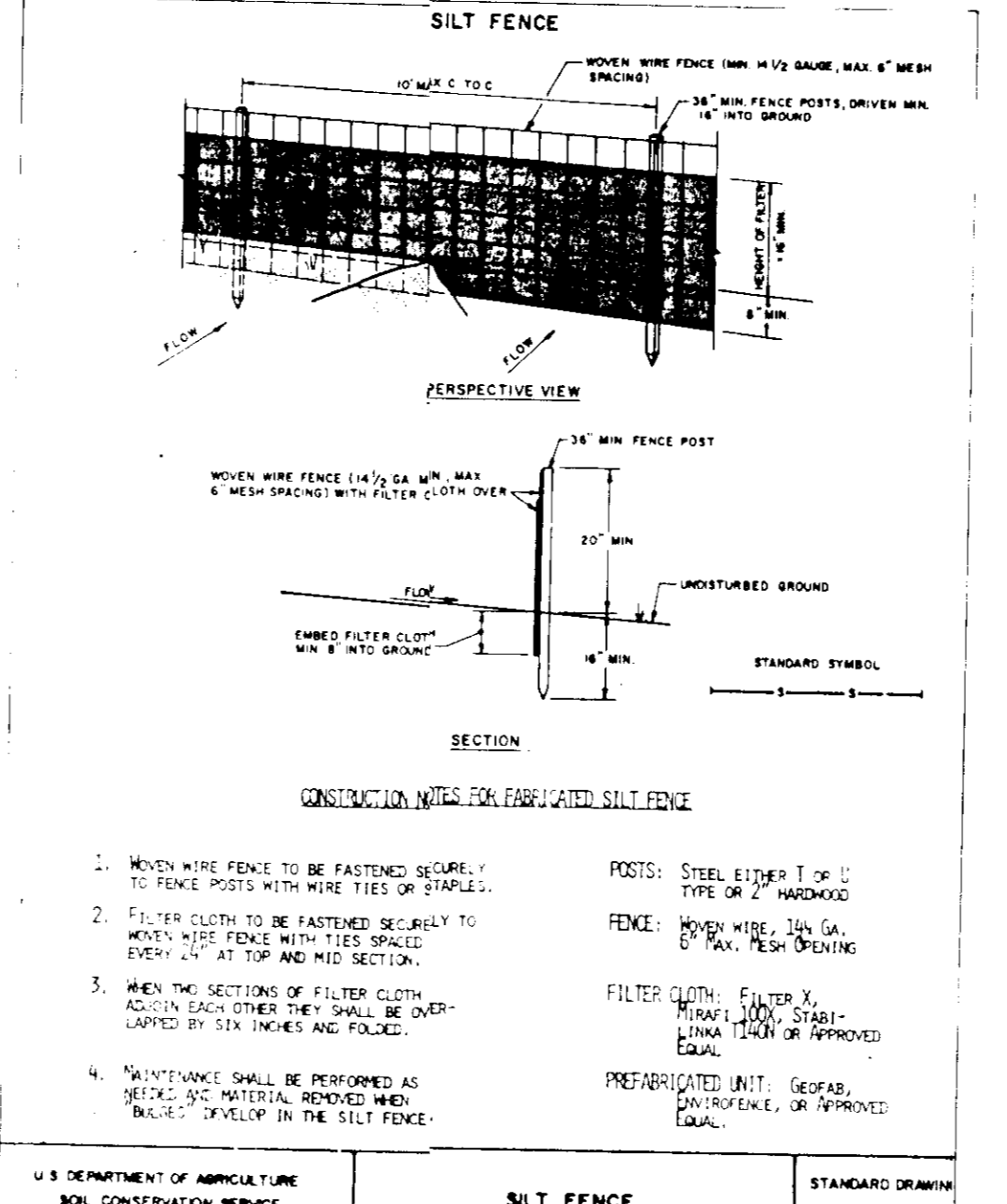
Lawrence I. Rosenberg  
1-13-89  
DATE

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

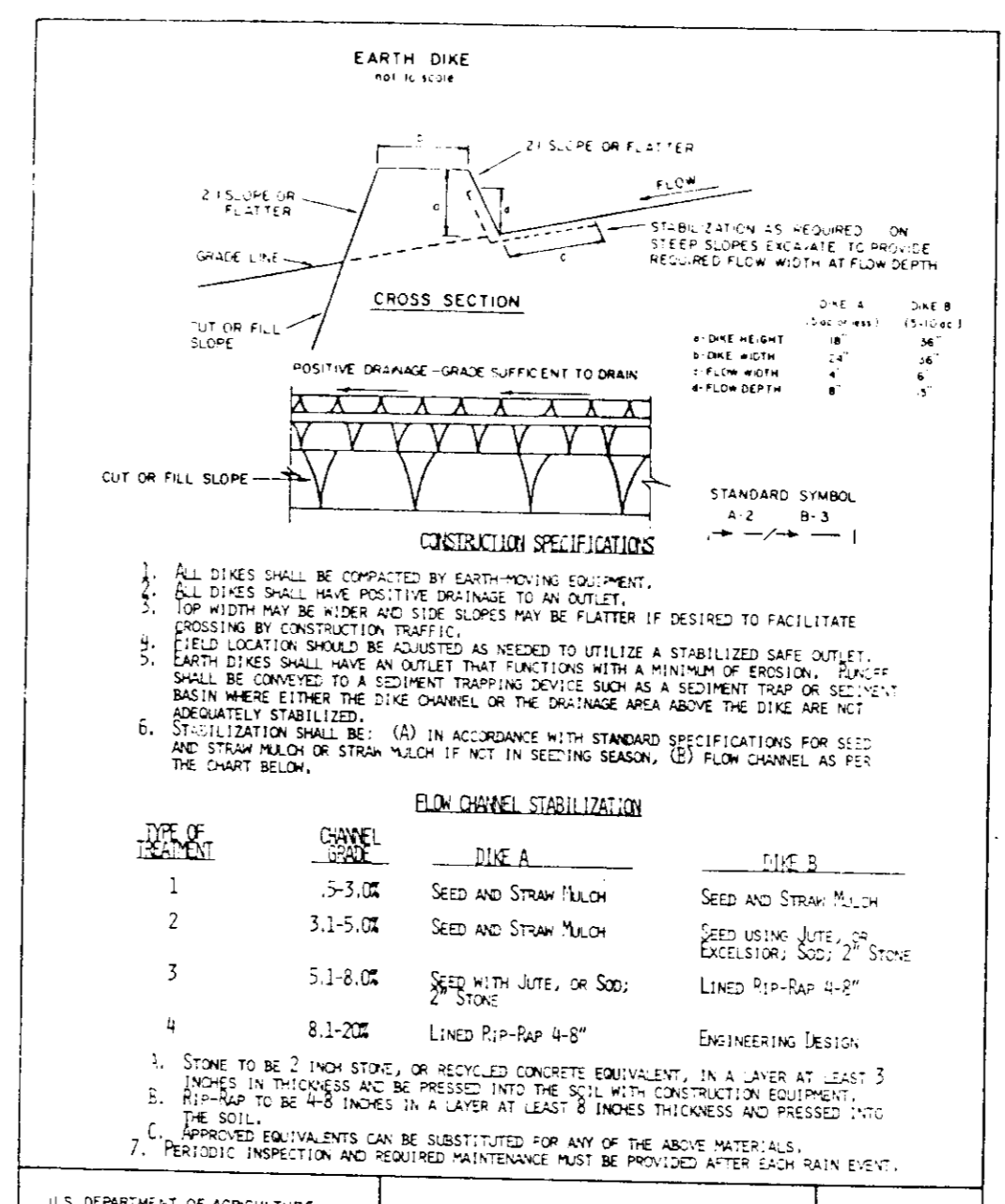
Kenneth A. McCord P.E.  
1-13-89  
DATE



- CONSTRUCTION SPECIFICATIONS**
- Stone Size - Use 2" stone, or recycled or recycled concrete equivalent.
  - Length - As required, but not less than 50 feet (except on a single access lot where a 30 foot minimum length would apply).
  - Thickness - Not less than six (6) inches.
  - Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
  - Filter Cloth - Must be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence site.
  - Surface Water - All surface water flowing or diverted toward construction entrance shall be piped across the entrance. If pipes are impractical, a mountable curb with 1/2" slope will be permitted.
  - Maintenance - The entrance shall be maintained in a condition which will prevent tracking of flowing or sediment onto public rights-of-way. This may require periodic top dressing with additional stone as settling occurs and regular raking/clearing of any material used to trap sediment. All sediment applied, dropped, washed or tracked onto public rights-of-way must be removed immediately.
  - Washing - Washing 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 trap or device.
  - Periodic inspection and needed maintenance shall be provided after each rain event.



U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
COLLEGE PARK, MARYLAND



U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
COLLEGE PARK, MARYLAND

**APPROVED**  
DIVISION OF PLANNING & LAND DEVELOPMENT  
HOWARD COUNTY, MARYLAND  
DATE: 2-17-89

NO WETLANDS ON THESE LOTS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT.  
Joan Broder  
COUNTY HEALTH OFFICER  
DATE: 3-30-89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
DIRECTOR  
DATE: 3-28-89

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
PLANNING DIRECTOR  
DATE: 4-10-89

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
DATE: 2-17-89

MARK BUILDING COMMUNITIES, INC.  
OWNER AND DEVELOPER  
P. O. BOX 1272  
COLUMBIA, MARYLAND 21044

WHITMAN, REARDT AND ASSOCIATES  
ENGINEERS  
2315 SAINT PAUL STREET  
BALTIMORE, MARYLAND 21218

SIGNATURE: Kenneth A. McCord  
REVIEWED FOR HOWARD S.C.D. AND MEETS THE TECHNICAL REQUIREMENTS.  
Joan M. Klein 3/13/89  
U.S. SOIL CONSERVATION SERVICE  
DATE: 3/13/89

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
DATE: 3/13/89

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT
- CLEAR AND GRUB AREAS FOR SEDIMENT CONTROL FACILITIES ONLY
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCES
- GRADE LOTS
- CONSTRUCT DWELLINGS AND APPURTENANCES AND SEED YARDS
- AFTER GRASS IS ESTABLISHED ON LOTS 18 THRU 43, AND WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, ALL SEDIMENT CONTROL FACILITIES MAY BE REMOVED.

NO.	DATE	REVISION
1	2/17/89	As per S.C.D. comments.

**COLUMBIA**  
-SITE DEVELOPMENT PLANS-  
FOR  
VILLAGE OF LONGREACH  
SECTION 3 AREA 3  
LOTS 18 THRU 43  
(SINGLE FAMILY DETACHED DWELLINGS)  
SEDIMENT CONTROL PLAN  
SHEET 3 OF 3

ELECTION DISTRICT NO 6  
HOWARD COUNTY, MARYLAND  
TAX MAP 3-1  
DATE: 1-12-89

SCALE: AS SHOWN