



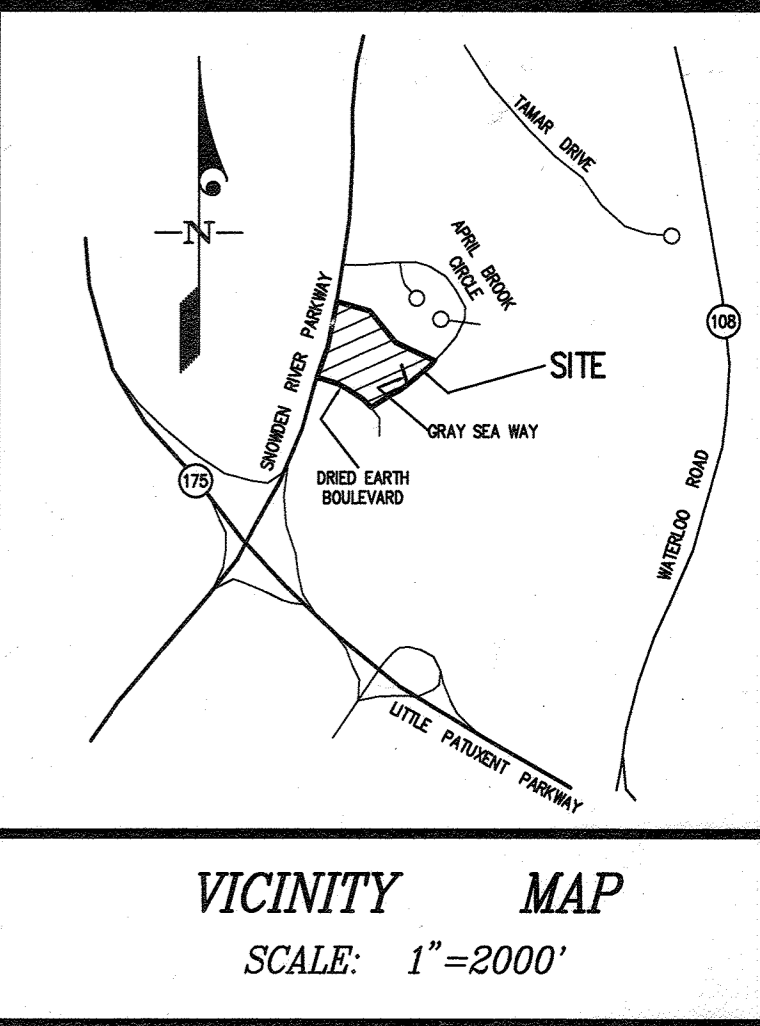
FRONT ELEVATION  
N.T.S.



SIDE ELEVATION  
N.T.S.

ADDRESS CHART	
Bldg. Number	Street Address
1	Gray Sea Way
2	"
3	"
4	"
5	"
6	"
7	"
8	"
9	"
10	"
11	"
12	"

Note: Each building address will have the letters A through H attached to them for the eight individual units within them. Unit 'A' will be the left-rear unit.



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.
- ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT DEVELOPER'S EXPENSE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.
- EXISTING CONTOURS SHOWN WERE GENERATED BY AERIAL TOPOGRAPHY BY MAPS, INC.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- ALL DRIVEWAYS AND PARKING TO BE PRIVATELY OWNED AND MAINTAINED.
- VERTICAL CONTROL ESTABLISHED USING HOWARD COUNTY MONUMENTS # 57 C.R. AND # 342 A. HORIZONTAL CONTROL ESTABLISHED FROM MARYLAND STATE COORDINATE SYSTEM.
- CLASS 'B' TRENCH BEDDING SHALL BE USED UNDER ALL STORM DRAINS UNLESS OTHERWISE SHOWN.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F 85-25 AND CONTRACT # 24-3344 D, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR/DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION AT 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE DEVELOPER AGREES TO WORK WITH THE DEPARTMENT OF LICENSES AND INSPECTIONS TO RESOLVE ANY PROBLEMS CAUSED BY ROOF WATER DISCHARGE.
- ALL DOWNSPOUT DRAINS SHALL BE HANDLED BY ONE OF THESE METHODS:  
A. DOWNSPOUT TO SPLASH BLOCKS AND DISCHARGE INTO GROUND HAVING GOOD PERCOLATION  
B. DOWNSPOUT IN FRONT OF UNITS PIPED TO CURB  
C. DOWNSPOUT CONNECTED TO STORM DRAIN  
13. FOR PUBLIC WATER PLANS, SEE HOWARD COUNTY CONTRACT # 24-3397-D.  
14. WATER METERS ARE TO BE LOCATED OUTSIDE OF EACH BUILDING.  
15. STORMWATER MANAGEMENT AND WATER QUALITY FOR THIS SITE, ARE TO BE PROVIDED BY A CONTROL FACILITY UNDER F 85-25. SEE OFFICE OF PLANNING AND ZONING FILES: F 85-25, S 83-16, P 94-16, F 90-53 & FDP 216.  
17. FOR DETAILS OF 8 C.Y. DUMPSTER AND WOODEN ENCLOSURE SEE SHEET 7.  
18. WHERE PROPOSED CURB IS ALONG A DESIGNATED FIRE LANE, COMMON RED TRAFFIC PAINT SHALL BE USED TO PAINT THE ENTIRE TOP AND VERTICAL SURFACE OF THE CURB. THE PAINTED SURFACE SHALL EXTEND FOR THE FULL LENGTH OF THE DESIGNATED FIRE LANE. THIS TYPE OF PAINT IS REALLY OBTAINABLE FROM THE BALTIMORE PAINT AND CHEMICAL COMPANY OR ANY SIMILAR SOURCE DISPENSING SPECIAL-USE PAINTS. PAINT MAY BE APPLIED BY EITHER BRUSH OR SPRAY.  
19. THE TRAFFIC STUDY WAS PERFORMED BY WELLS & ASSOCIATES AND WAS APPROVED ON JULY 28, 1993.  
20. WETLAND DELINEATION WAS PERFORMED BY KIDDE CONSULTANTS AND VERIFIED BY DWR IN 1994.  
21. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.  
22. ALL WATER MAINS SHALL BE CONSTRUCTED A MINIMUM OF 42" BELOW FINISHED GRADE.  
23. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
24. ALL STORM DRAINS PROPOSED UNDER THIS S.D.P. ARE PRIVATE.  
25. THE NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL ASSOC. WAS APPROVED WITH P 94-16.  
26. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:  
MISS UTILITY 1-800-257-7777  
C & P TELEPHONE COMPANY 725-8978  
HOWARD COUNTY BUREAU OF UTILITIES 331-8900  
A & T CABLE LOCATION DIVISION 331-3553  
BALTIMORE GAS & ELECTRIC COMPANY 885-0123  
STATE HIGHWAY ADMINISTRATION 531-5533  
27. THE PURPOSE OF THIS PLAN, FOR PARCEL C, IS FOR MASS GRADING ONLY. ANOTHER SITE PLAN WILL BE SUBMITTED TO HOWARD COUNTY FOR CONSTRUCTION ON PARCEL C.  
28. THE PARKING SPACE PROVIDED IN FRONT OF EACH GARAGE IS TO BE USED BY THE OWNER OF THE UNIT ASSIGNED TO THAT GARAGE.

JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2



Sheet Index

Sht. No	Description	Parcel
1	Site Development Plan	Parcel C
2	Sediment Control Plan	Parcel C
3	Drainage Area Map	Parcel C
4	Grading Plan	Parcel C
5	Profile and Details	Parcel C
6	Details	Parcel C
7	SWM REVISION PROFILES	Parcel C
8		Parcel C
9		Parcel C
10		Parcel C

ADDED SHEET 10 TO INDEX

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

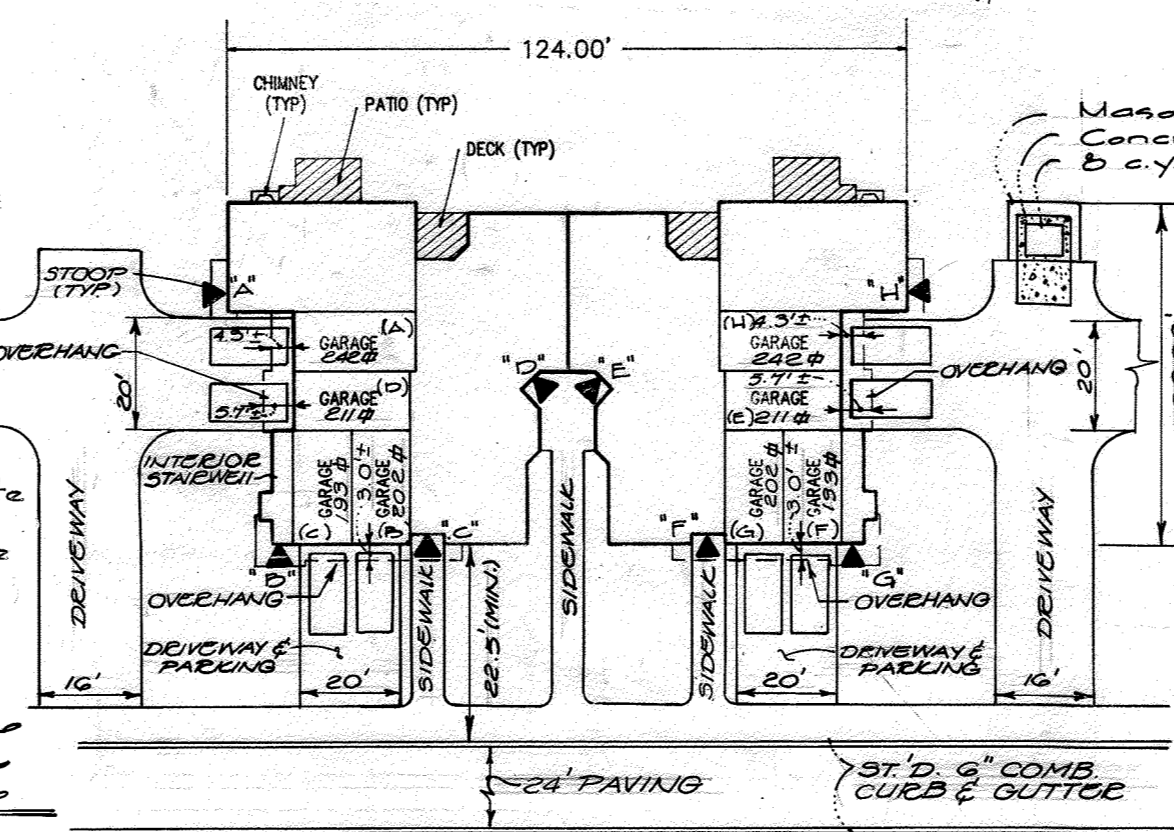
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director \_\_\_\_\_ Date 4/21/95  
Chief, Division of Land Development & Research \_\_\_\_\_ Date 4/20/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
Director \_\_\_\_\_ Date 4/12/95  
Chief, Bureau of Engineering \_\_\_\_\_ Date 4/11/95

APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE 1 March 95

Site Analysis  
Area of Parcels (Par. C) 4.4481 Act or 250,070.2 sq ft (Par. D) 5.2107 Act or 292,050.1 sq ft  
Present Zoning: NT-Apt for Par D & NT-SFA for Par C (FDP 216)  
Prop Use of Structure: Apartment Condominiums  
Building Code Use: Single Family Attached (R-2)  
Total Number of Units Allowed (Par. D): 20  
Total Number of Units Proposed (Par. D): 20  
Number of Spaces Required: 20 units x 2 spaces/unit = 40  
Number of Spaces Provided: 22B\*  
Building coverage on site (Par. D) 1.05 Act or 24.0% of site  
Note: Building Coverage for each building equals 7174 sq ft  
Paved Parking Lot on Site (Par. D): 2.13 Act or 25.0% of site  
The garage floor areas prepared are all in excess of the 102 sq min. The overall dimensions for the length and width exceed the minimum 4'x10'

\*Parking Provided  
1) Garages within Buildings - 12 Bldgs x 8 gar/unit = 96  
2) Spaces adjacent to garages - 12 Bldgs x 8 spaces/unit = 96  
3) Spaces adjacent to travelways (off street parking) = 30  
total = 22B



TYPICAL BUILDING DETAIL  
NOT TO SCALE

ADDED SHEET 10 TO SET

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186

DATE 3/17/95 STORM DRAIN REVISION #2 REVISION JBA BY APPR.

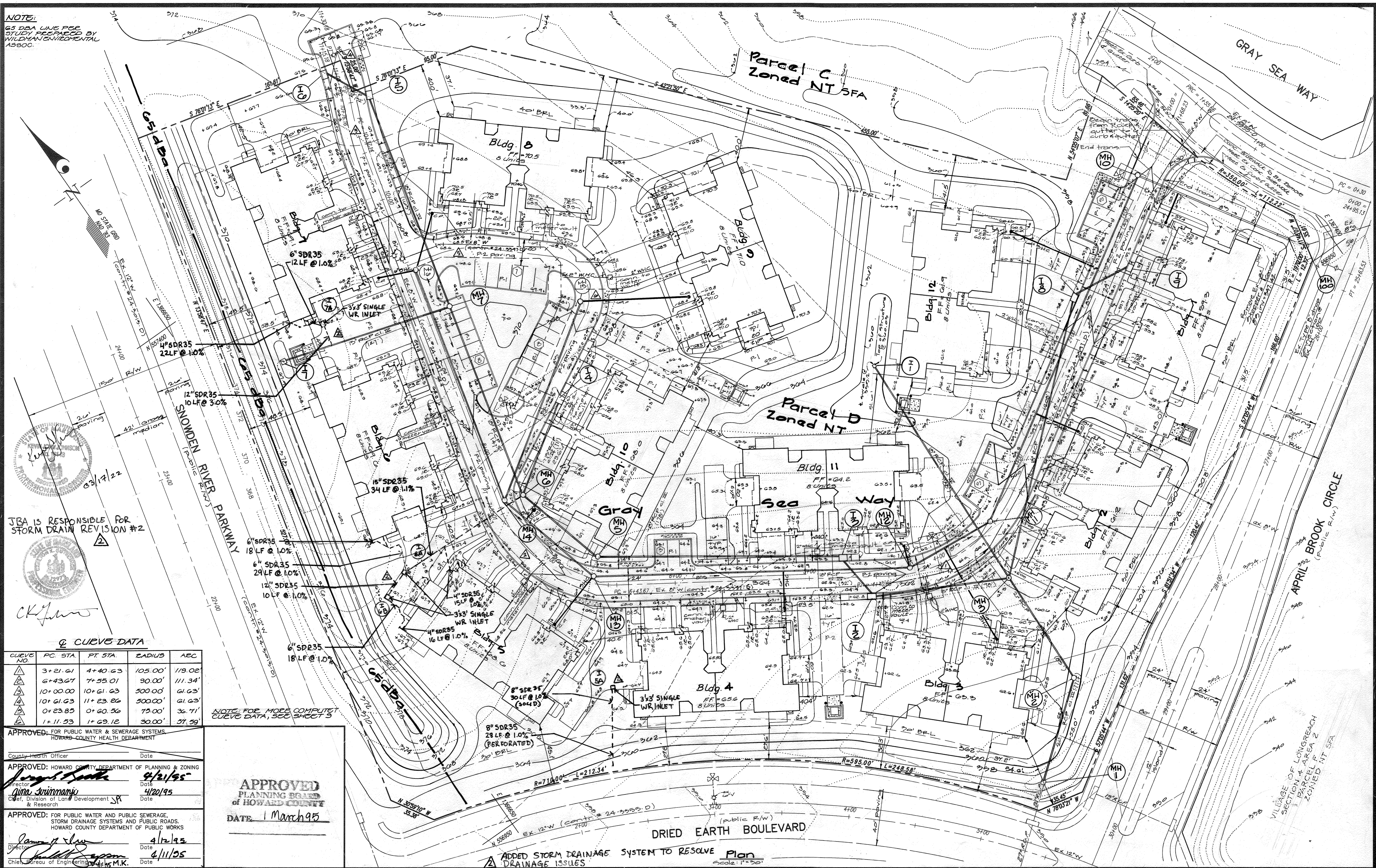
PREPARED FOR:  
TRAFALGAR HOUSE RESIDENTIAL MARYLAND  
8005 GUILFORD ROAD  
SUITE 200  
COLUMBIA, MD 21046  
PHONE (301) 921-8151

Mass Grading Plan Parcel 'C'  
**Village of Longreach**  
Parcel C 4D  
Section 4 Area 2  
4th Election District  
Howard County, Maryland

PERMIT INFORMATION CHART			
Subdivision Name	Section/Area	Lot/Parcel #	
Village of Longreach	Sec. 4 Area 2	C 4D	
Plat # or L/F-Block #	Zone	Tax/Zone Map	Elect. Distr.
	37		4th
Water Code		Sewer Code	
SCALE	ZONING	G. L. W. FILE No.	
1"=50'	NT	07A022	
DATE	TAX MAP No.	SHEET	
3/17/95	37	1 OF 10	



NOTE:  
65 DBA LINE FOR  
STUDY PREPARED BY  
WILDMAN ENVIRONMENTAL  
1990C.



**Q CURVE DATA**

CURVE NO.	P.C. STA.	P.T. STA.	RADIUS	AEC
1	3+21.61	4+40.63	105.00'	119.02'
2	6+43.67	7+55.01	90.00'	111.34'
3	10+00.00	10+61.63	500.00'	61.63'
4	10+61.63	11+23.26	500.00'	61.63'
5	0+23.85	0+60.56	75.00'	36.71'
6	1+11.53	1+69.12	30.00'	57.59'

NOTE: FOR MORE COMPLETE CURVE DATA, SEE SHEET 5

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director \_\_\_\_\_ Date 4/21/95  
Chief, Division of Land Development & Research \_\_\_\_\_ Date 4/20/95

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

Director \_\_\_\_\_ Date 4/12/95  
Chief, Bureau of Engineering \_\_\_\_\_ Date 4/11/95

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 1 March 95

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

DATE 3/17/95  
REVISION 1/23/95  
REVISION 7/23/95

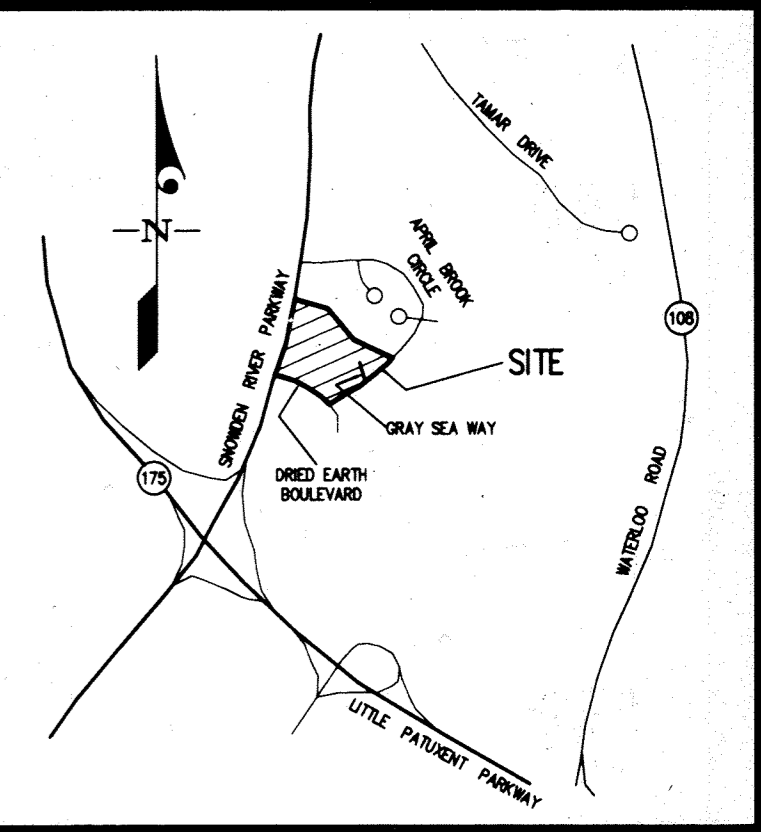
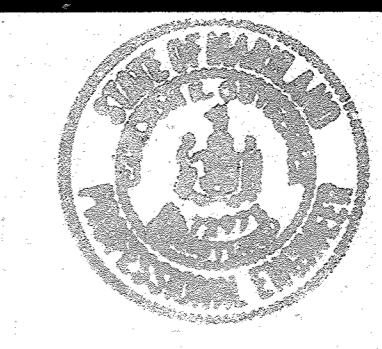
STORM DRAIN REVISION #2  
REVISE B'S & EX. MH 100

PREPARED FOR:  
Trafalgar Home Residential Maryland  
8000 Guilford Road  
Suite 200  
Columbia, Maryland 21046  
Phone (301) 421-0151

site development plan  
**Village of Longreach**  
Parcels C & D  
Section 4 Area 2  
Howard County, Maryland

SCALE 1"=30'	ZONING NT	G. L. W. FILE NO. 74022
DATE 3/13/95	TAX MAP NO. 31	SHEET 2 OF 10





VICINITY MAP  
SCALE: 1"=2000'

Note to contractor:  
See sheet 1 of 2 for  
final grading during  
the backfilling of  
Trap #2.

**Trap Data #2**

Drainage Area	= 5.3 Ac.± (before)
Storage Required	= 14,740 cf.
Storage Provided	= 20,250 cf.
Top of Dam	= 341.5
Bottom Elevation	= 336.0
Weir Crest Elev.	= 340.0
Weir Length	= 15'
Outlet Length	= 15'
Cleanout Elev.	= 337.5
Limit of Storage	= 355.0

**ENGINEER'S CERTIFICATE**

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.

*Michael F. Clay* 10-25-94  
Date

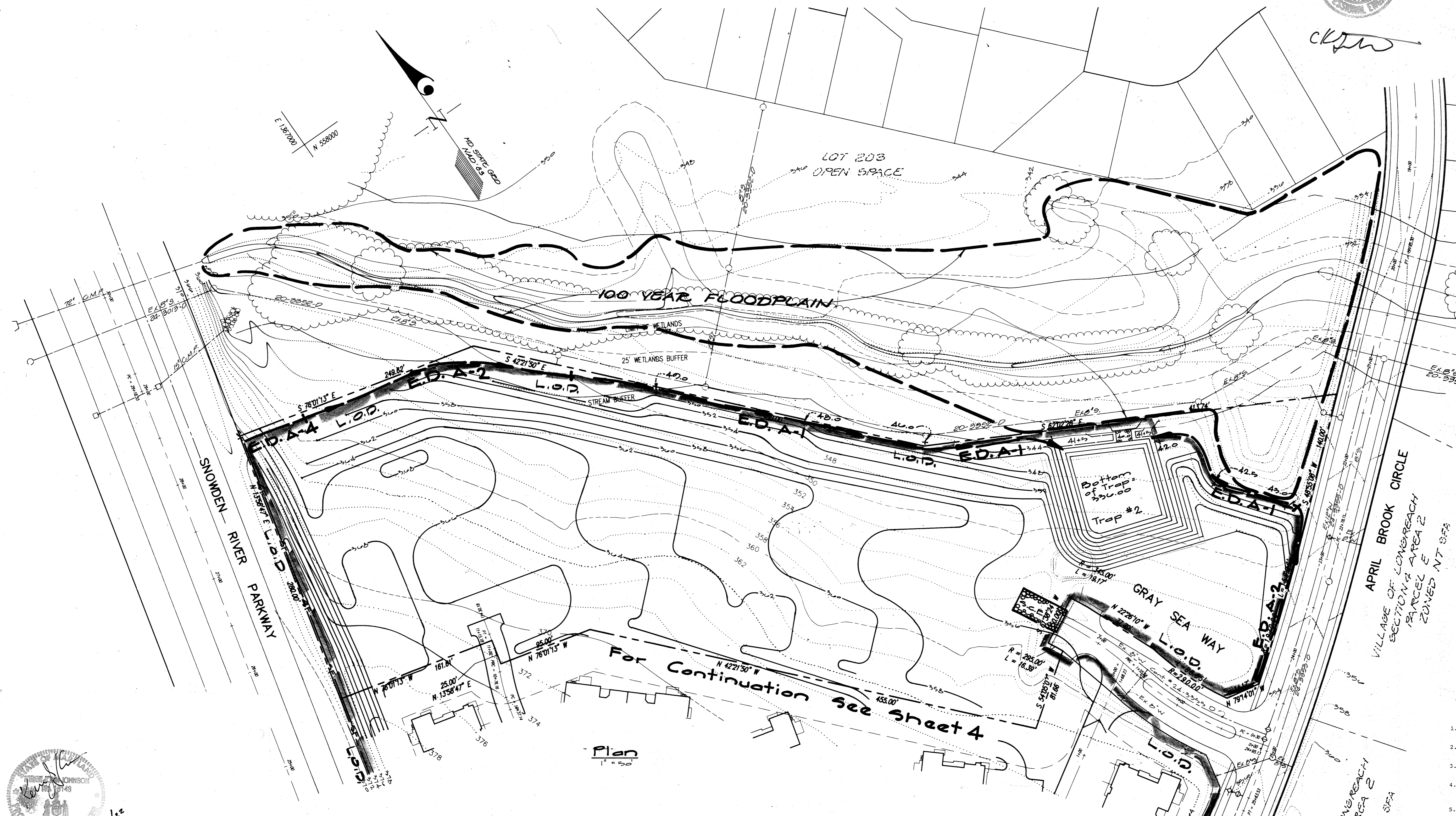
**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

*Michael F. Clay* 3/14/95  
Signature of Developer/Builder  
Michael F. Clay Date

**SEQUENCE OF CONSTRUCTION**

- Obtain Grading Permit and arrange for an on-site meeting with Inspector.
- Install stabilized construction entrances, sediment traps and perimeter sediment control devices.
- Once permission has been granted by the Inspector, begin grading site.
- Install utilities and storm drains except for storm drain run MH 2 to MH 1. Install flexible pipe from MH 2 to sediment trap.
- Construct buildings A & B and D-K. Fine grade site in these areas and bring roads to subgrade.
- Install sidewalks as shown on these plans.
- Stabilize all disturbed areas which are not being paved except in the area of Building C. Seed these areas according to the permanent seeding notes.
- Complete storm drain run from MH 2 to MH 1.
- Apply top coat of paving.
- With the permission of the Sediment Control Inspector, remove earth dike along southern and southeastern property lines and replace with silt fence and install backfilling Trap # 1 in order to bring the area of Building C to grade.
- Construct Building C.
- Stabilize remaining areas to be grassed according to the permanent seeding notes.
- After obtaining permission from the Inspector, remove remaining sediment control devices are removed except for Trap # 2 and the earth dike along the northern most property line along the existing stream.



Plan  
1" = 50'

**Legend**

- Ex. Contour
- Prop. Contour
- Limit of Disturbance
- Earth Dike
- Silt Fence
- Stone Const. Entrance
- Ex. Trazeline
- Curb Inlet Protection (C.I.P.)

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

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*Patricia Engle* 3/14/95  
U.S. Soil Conserv. Serv. Date  
*John H. Clayton* 3/14/95  
Howard S.C.D. Date

JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Quinn Summerville* 4/20/95  
Director, Division of Land Development & Research

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. Shaw* 4/11/95  
Director, Bureau of Engineering & Plans M.K.

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 1 March 95

NO CHANGES TO THIS SHEET

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
TEL: (301) 421-4024 NO. VA: (301) 989-2524 BAL: (410) 880-1820 FAX: (301) 421-4186

3/13/92	STORM DRAIN REVISION #2	35A	BY	APP'R.
DATE	REVISION			

PREPARED FOR:  
TRAFALGAR HOUSE RESIDENTIAL MARYLAND  
8035 GUILFORD ROAD  
SUITE 200  
COLUMBIA, MD 21040  
PHONE (301) 921-8151

Mags Grading Plan Parcel 'c'  
**Village of Longreach**  
Parcel's c40  
Section 4 Area 2  
6th Election District  
Howard County, Maryland

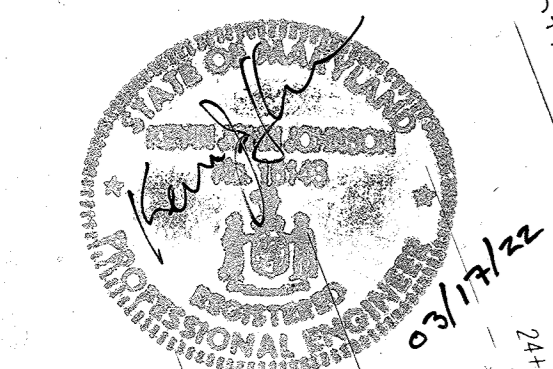
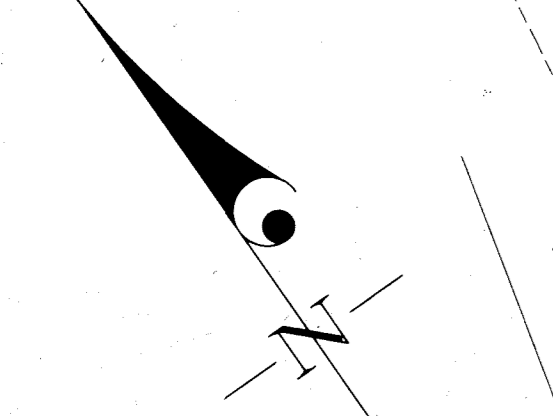
SCALE	ZONING	G. L. W. FILE NO.
1"=50'	NT	74022
DATE	TAX MAP No.	SHEET
3/13/95	37	30 OF 10



LOD A = 1,380 SF  
 (0.03 AC)  
 LOD B = 2,275 SF  
 (0.05 AC)  
 LOD C = 1,130 SF  
 (0.02 AC)  
 TOTAL = 4,785 SF  
 LOD (0.1 AC)

**Legend**

- Ex. Contour
- Prop. Contour
- Limit of Disturbance (L.O.D.)
- Earth Dike
- St. Fence
- Stone Post Entrance (S.C.E.)
- Ex. tree line
- curb Inlet Protection (C.I.P.)



JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2



ENGINEER'S CERTIFICATE  
 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.  
 CK, 10-25-94

DEVELOPER'S/BUILDER'S CERTIFICATE  
 I/We certify that all development and/or 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 Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.  
 [Signature], 10/25/94

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.  
 Patricia Engle, 9/14/95 - John L. Robert, 9/14/95

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director \_\_\_\_\_ Date 4/21/95  
 Chief, Division of Land Development & Research \_\_\_\_\_ Date 4/20/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Director \_\_\_\_\_ Date 4/12/95  
 Chief, Bureau of Engineering \_\_\_\_\_ Date 4/11/95

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 1 March 95

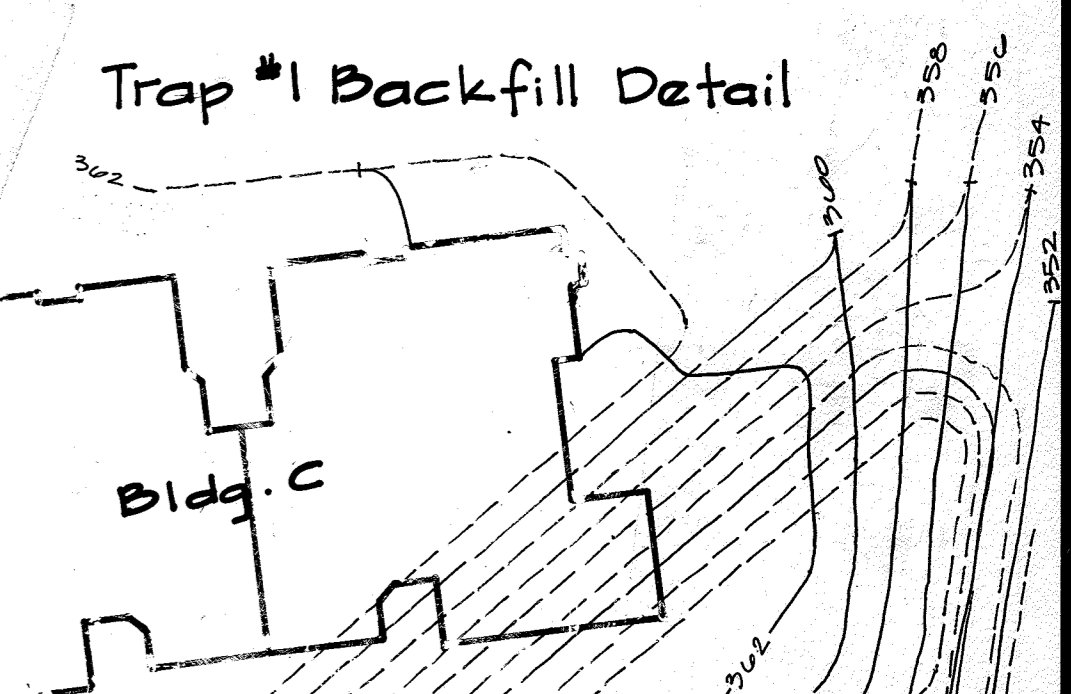
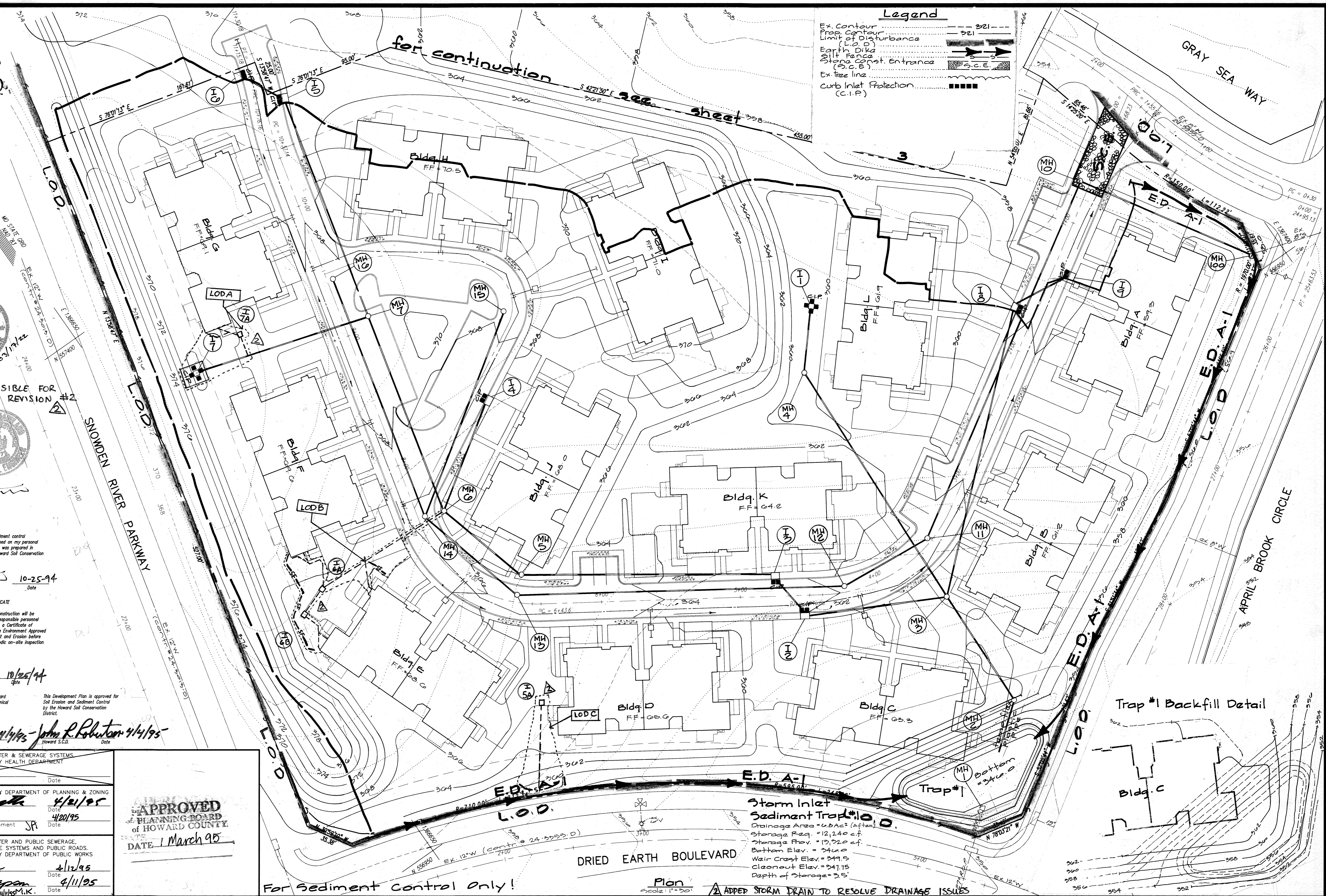
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 NO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4186

3/17/95	STORM DRAIN REVISION #2	JBA	BY	APP'R
DATE	REVISION	BY	APP'R	

PREPARED FOR:  
 Trafalgar Home Residential Maryland  
 8700 Guilford Road  
 Suite 200  
 Columbia, Maryland 21046  
 Phone (301) 621-8151

sediment control plan  
**Village of Longreach**  
 Parcels C10  
 Section 4 Area 2  
 4th Election District  
 Howard County, Maryland

SCALE 1"=30'	ZONING NT	G. L. W. FILE NO. 94022
DATE 3/13/95	TAX MAP No. 37	SHEET 4 OF 910



Storm Inlet  
 Sediment Trap #10  
 Drainage Area = 6.8 AC (After)  
 Storage Req. = 12,240 cu ft  
 Storage Prov. = 13,320 cu ft  
 Bottom Elev. = 246.0  
 Weir Crest Elev. = 247.5  
 Cleanout Elev. = 247.15  
 Depth of Storage = 3.5'

For Sediment Control Only!

Plan  
 Scale: 1"=30'  
 ADD STORM DRAIN TO RESOLVE DRAINAGE ISSUES

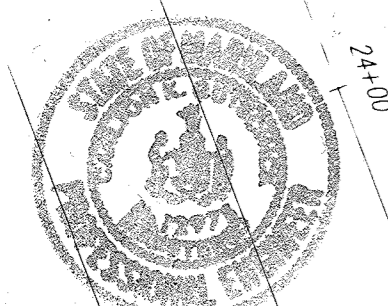


**LEGEND**

- Drainage Divide
- Soils Divide
- - - to path



JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2



**Soils Map**

CnB2	chillum	B
CnD3	"	"
CmB2	"	"
EnB2	Elainboro	"
RuB2	Rumford	"
SfB2	Sassafras	"
SsE	"	B

DA	Area (ac. ±)	Grass (ac. ±)	Faved (ac. ±)	% Grass	% Faved
1	1.3	0.0	0.5	62%	38%
2	0.0	0.1	0.5	17%	83%
3	0.3	0.1	0.2	33%	67%
4	0.5	0.1	0.4	20%	80%
5	0.4	0.1	0.3	25%	75%
6	0.6	0.3	0.3	50%	50%
7	0.4	0.3	0.1	75%	25%
8	0.4	0.1	0.3	25%	75%
9	0.3	0.2	0.1	67%	33%

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Quina Summerville* Date: 4/20/25  
Chief, Division of Land Development & Research

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

Director: *James J. Slaw* Date: 4/12/25  
Chief, Bureau of Engineering

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 1 March 95

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186

DATE	3/17/22	REVISION	STORM DRAIN REVISION #2	BY	JBA	APPR.	
------	---------	----------	-------------------------	----	-----	-------	--

ISSUES PREPARED FOR:  
Trafalgar Home Residential Maryland  
8900 Guilford Road  
Suite 200  
Columbia, Maryland 21046  
Phone (301) 621-8151

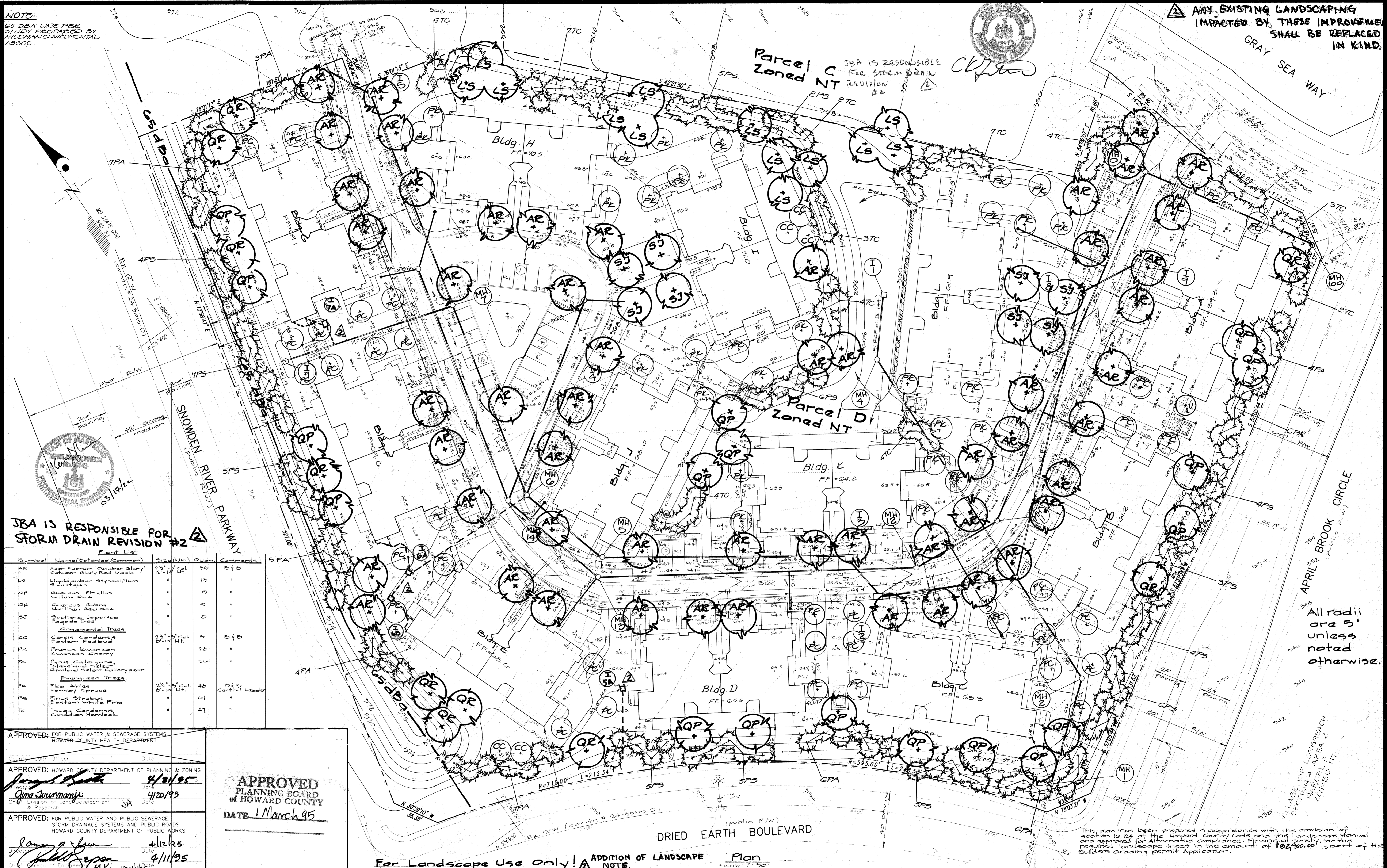
Drainage Area Map  
**Village of Longreach**  
Parcels C4D  
Section 4 Area 2  
Howard County, Maryland  
4th Election District

SCALE	1"=30'	ZONING	NT	G. L. W. FILE NO.	94022
DATE	3/13/25	TAX MAP NO.	37	SHEET	5 OF 10



NOTE:  
65 DBA LINE PER  
STUDY PREPARED BY  
WILDMAN ENVIRONMENTAL  
1990C.

△ ANY EXISTING LANDSCAPING  
IMPACTED BY THESE IMPROVEMENTS  
SHALL BE REPLACED  
IN KIND.



JBA IS RESPONSIBLE FOR  
STORM DRAIN REVISION #2

Plant List

Symbol	Name (Botanical/Common)	Size (in)	Quan	Comments
AR	Acer Rubrum "October Glory" October Glory Red Maple	2 1/2" - 3" Cal. 8'-10" Ht.	55	D+B
LS	Liquidambar styraciflua Sweetgum	"	13	"
QP	Quercus Phellos Willow Oak	"	10	"
QR	Quercus Rubra Northern Red Oak	"	0	"
SJ	Sophora Japonica Pagoda Tree	"	0	"
<b>Ornamental Trees</b>				
CC	Cercis canadensis Eastern Redbud	2 1/2" - 3" Cal. 8'-10" Ht.	5	D+B
PK	Prunus Kwanzan Kwanzan Cherry	"	25	"
FC	Ficus Calleryana, Cleveland Select Cleveland Select Callerypear	"	30	"
<b>Evergreen Trees</b>				
PA	Picea Abies Norway Spruce	2 1/2" - 3" Cal. 8'-10" Ht.	45	D+B Central Leader
PS	Pinus Strobus Eastern White Pine	"	61	"
TC	Taxus Canadensis Canadian Hemlock	"	47	"

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
4/21/95  
4/20/95

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
4/12/95  
4/11/95

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 1 March 95

For Landscape Use Only! ADDITION OF LANDSCAPE Plan

This plan has been prepared in accordance with the provision of section 16-124 of the Howard County Code and the Landscape Manual and approved for Alternative Compliance. Financial security for the required landscape trees in the amount of \$32,900.00 is part of the builders grading permit Application.

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

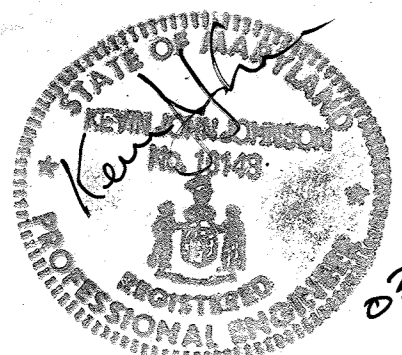
PREPARED FOR:  
Hafalgar Home Residential Maryland  
8065 Guilford Road  
Suite 225  
Columbia Maryland 21046  
Phone (301) 621-8151

DATE: 3/17/95  
REVISION: #2

site development plan  
**Village of Longreach**  
Parcels C & D  
Section 4 Area 2  
4th Election District  
Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	74022
DATE	TAX MAP No.	SHEET
3/13/95	37	6 OF 10

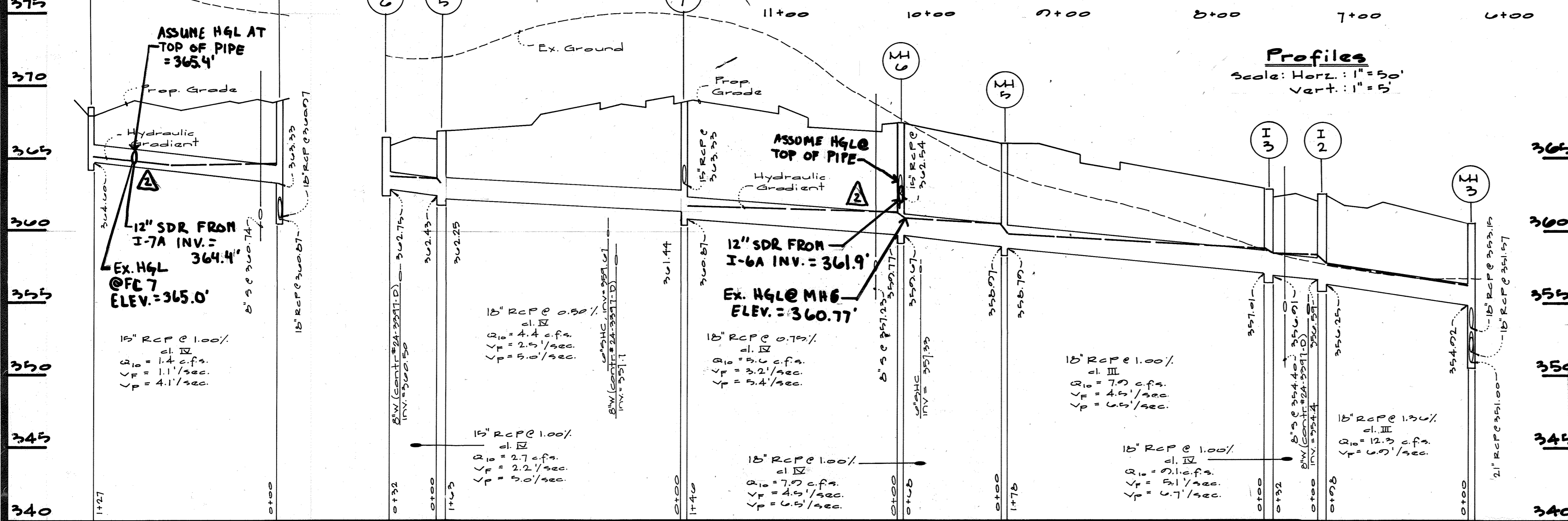
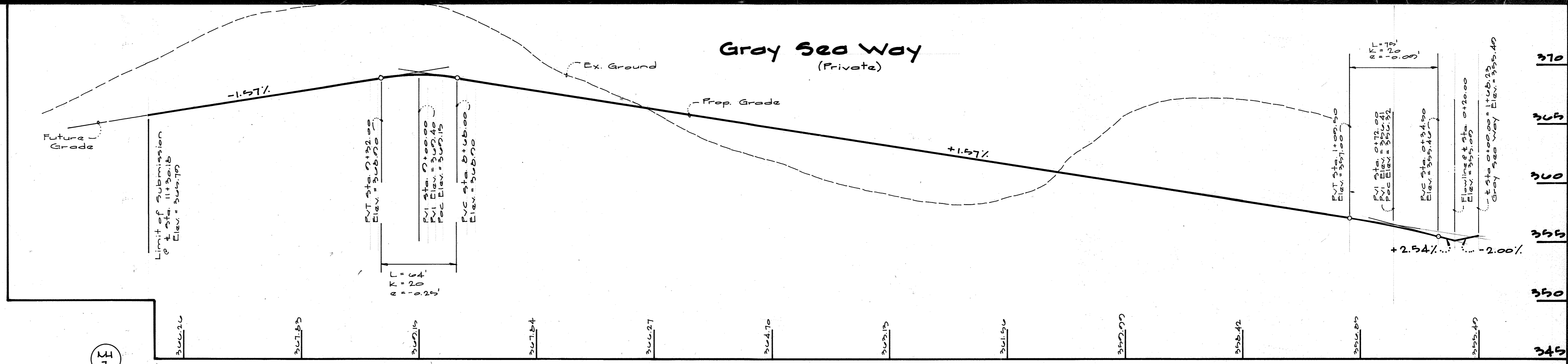




JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2



CKP

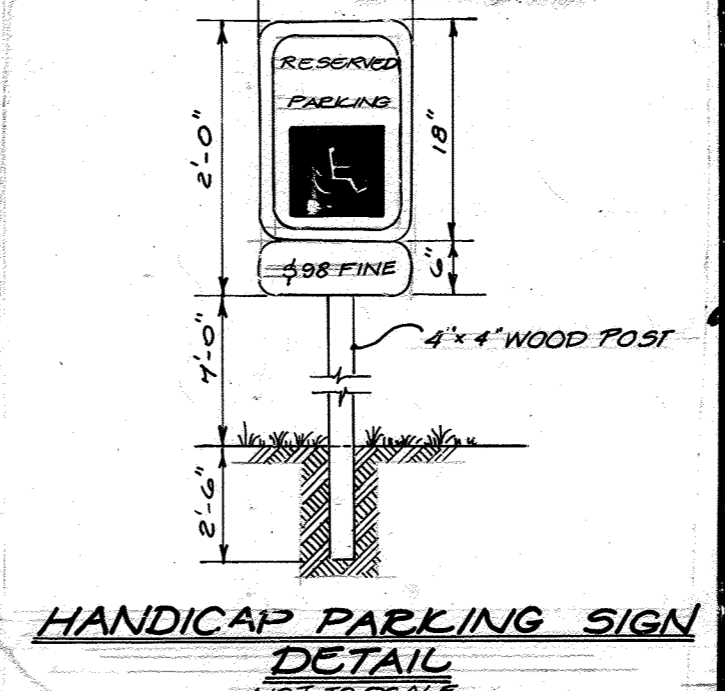
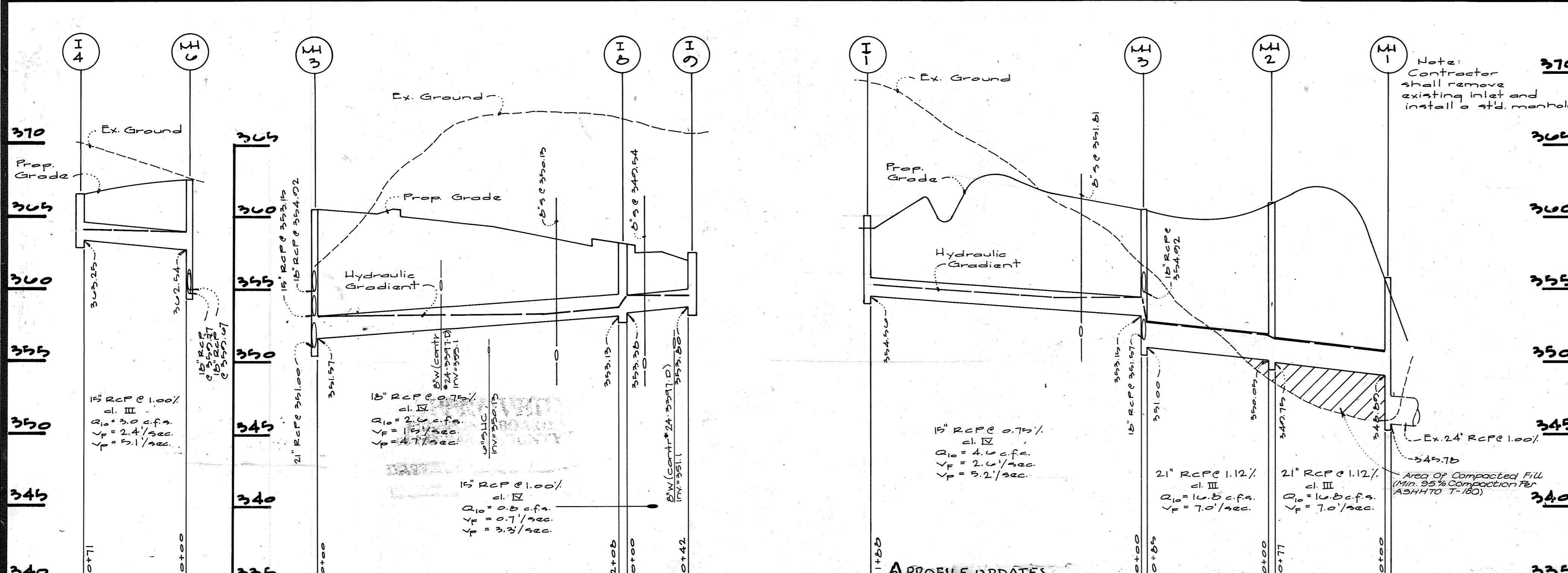
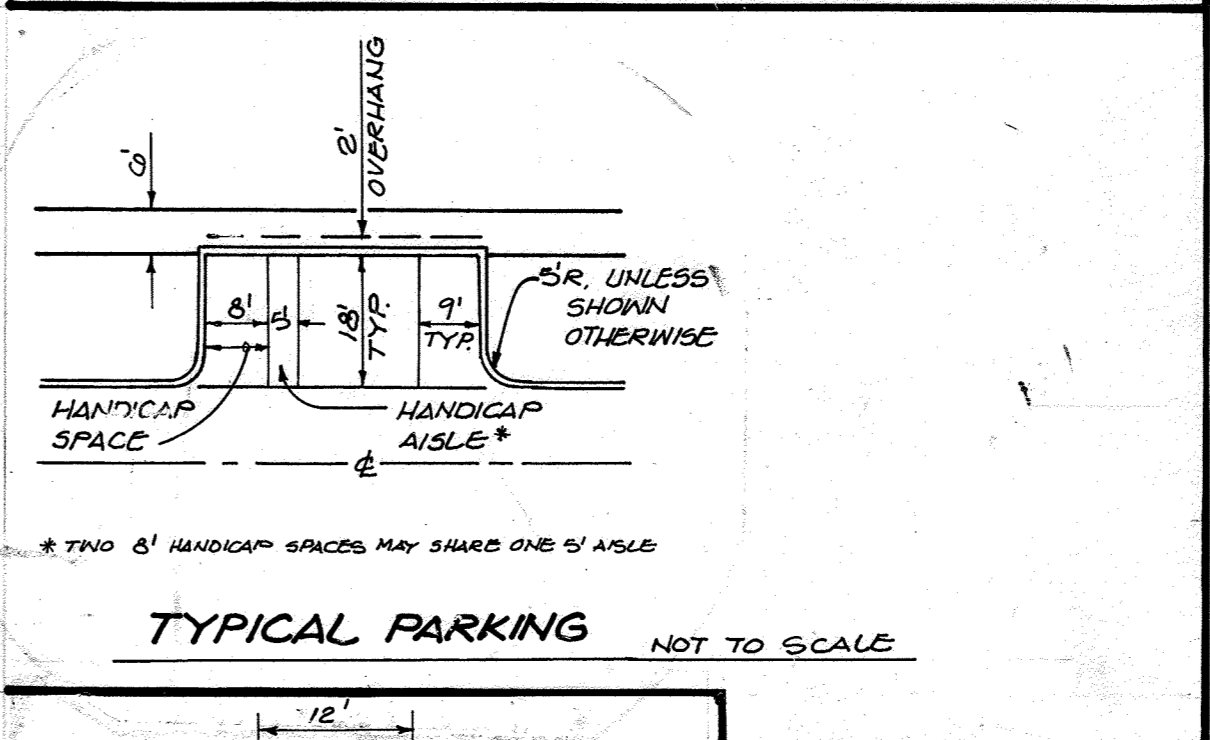
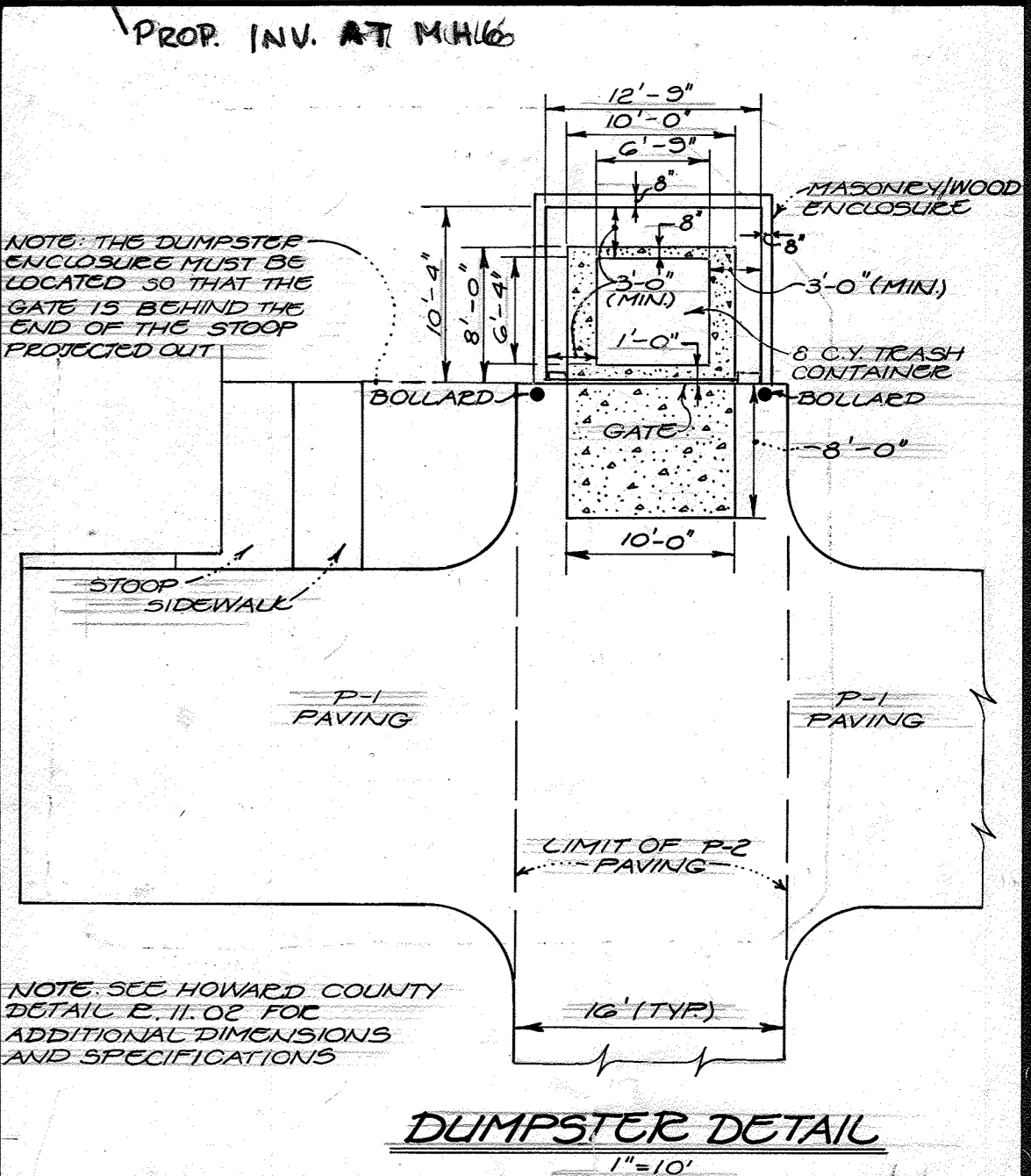
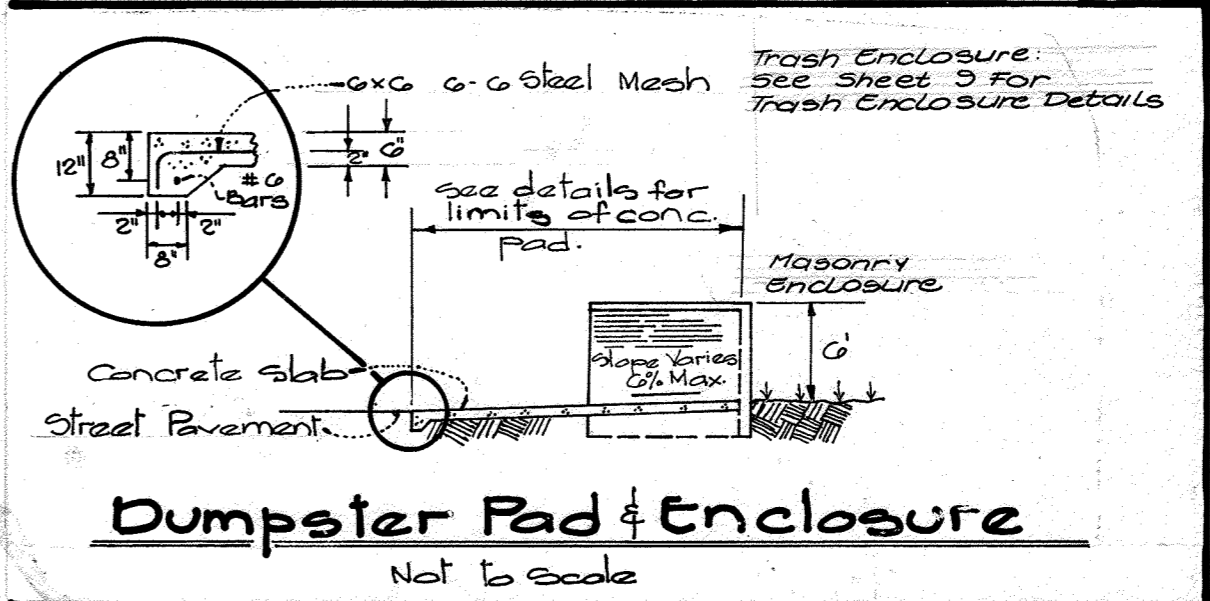


**Structure Schedule**

Struct No	Type	Detail No	Struct Top		Inverts		Location
			Upper	Lower	Upper	Lower	
I-1	D Inlet	S.D. 4.11	360.03	-	-	354.56	See Plan
I-2	A-5	S.D. 4.01	362.84	362.44	356.59	356.25	4+54 Gray Sea Way 12' Left
I-3	"	"	362.80	362.76	357.01	356.91	4+74 Gray Sea Way 12' Right
I-4	"	"	366.50	-	-	363.25	0+88 Access Rd. 10' Right
I-5	"	"	366.75	366.65	362.43	362.19	10+78 Gray Sea Way 12' Right
I-6	"	"	366.37	366.29	-	362.75	10+01 Gray Sea Way 12' Left
I-7	D Inlet	"	368.73	-	-	364.00	See Plan
I-8	A-5	"	358.13	358.03	353.26	353.15	1+73 Gray Sea Way 12' Right
I-9	"	"	357.85	357.45	-	353.80	1+30 Gray Sea Way 12' Left
MH1	Std. Manhole	G-5.01	363.00	-	-	349.78	See Plan
MH2	"	"	361.00	-	-	350.05	"
MH3	"	"	360.30	-	-	354.12	"
MH4	"	"	366.00	-	-	358.79	6+55 Gray Sea Way 20' Right
MH5	"	"	367.00	-	-	362.34	7+57 Gray Sea Way 12' Right
MH7	"	"	368.99	-	-	363.33	9+08 Gray Sea Way 18' Right

**Pipe Schedule**

Size & Type	Class	Quan.
15" RCP	III	71'
18" RCP	III	45'
"	III	210'
21" RCP	III	162'



APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *[Signature]* Date 4/21/95

Chief, Division of Land Development & Research *[Signature]* Date 4/20/95

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

Director *[Signature]* Date 4/12/95

Chief, Bureau of Engineering & Research *[Signature]* Date 4/11/95

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 1 March 95

**GW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866  
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

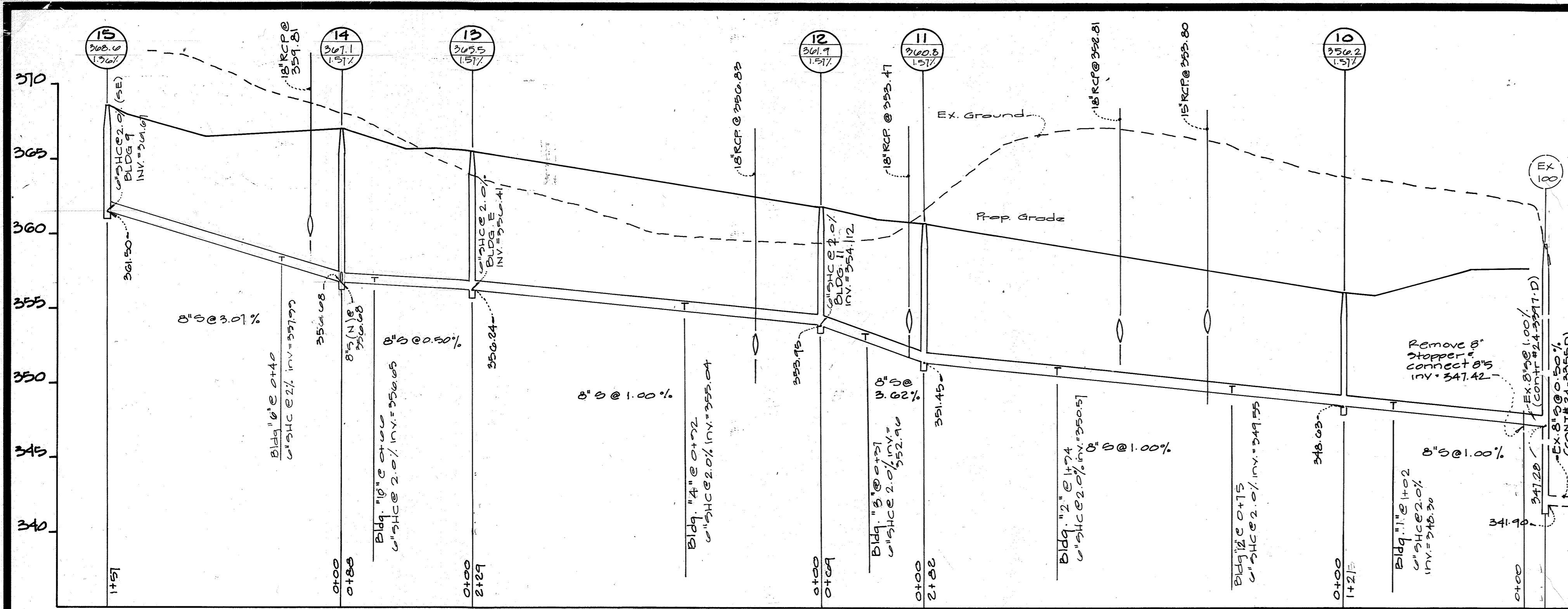
DATE 3/17/95  
REVISION 11/23/95 STORM DRAIN REVISION #2  
BY JBA  
APP'R. MCF

PREPARED FOR:  
Trafalgar House Residential  
Maryland  
8905 Guilford Road  
Suite 200  
Columbia, Maryland 21046  
(301) 621-8191

Profiles and Details  
Village of Longreach  
Parcels C&D  
Section 4 Area 2  
Howard County, Maryland  
6th Election District

DES. d.e.v.	SCALE A3 shown	ZONING NT	G.L.W. FILE No. 04022
DRN. d.e.v./g.t.	DATE 3/13/95	TAX MAP No. 37	SHEET 7 OF 10
CHK. d.e.v.			





**SEDIMENT CONTROL NOTES**

1. 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. (992-2437)
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 redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and 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. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with 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: 14.6 Acres ±  
 Area Disturbed: 13.4 Acres ±  
 Area to be roofed or paved: 3.1 Acres ±  
 Area to be vegetatively stabilized: 10.3 Acres ±  
 Total Cut: 45,200 Cu. Yds.  
 Total Fill: 43,200 Cu. Yds.  
 Off-Site waste/borrow area location N/A

**PERMANENT SEEDING NOTES**

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

**Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

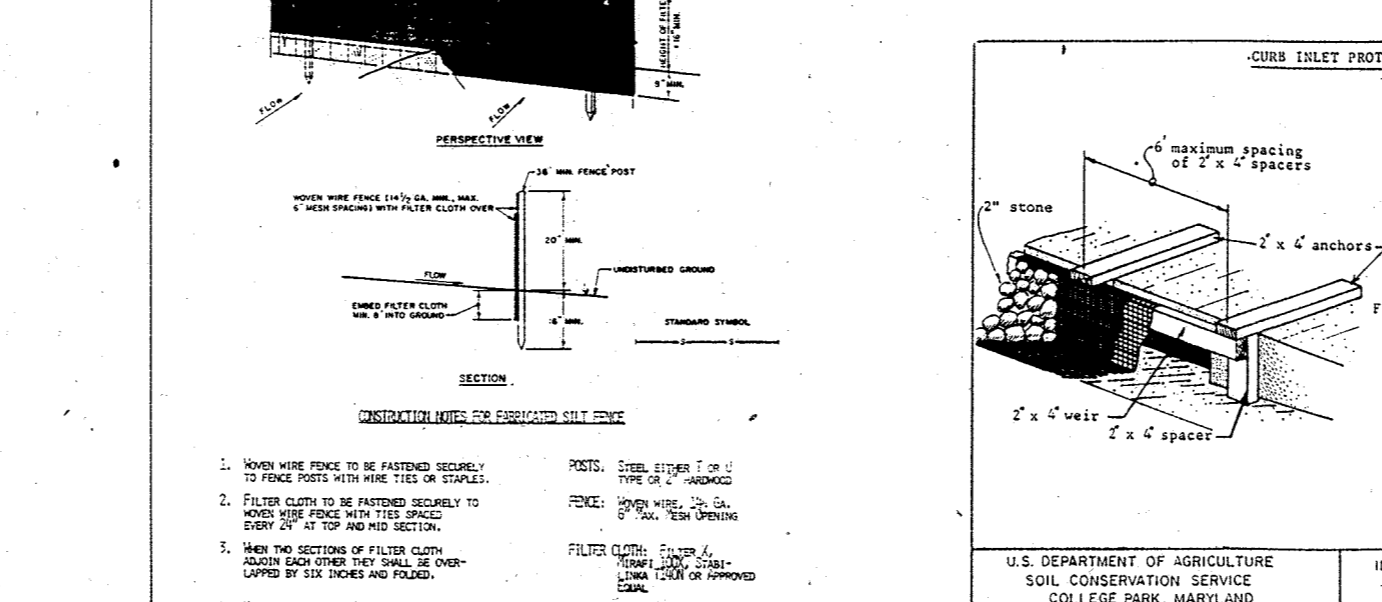
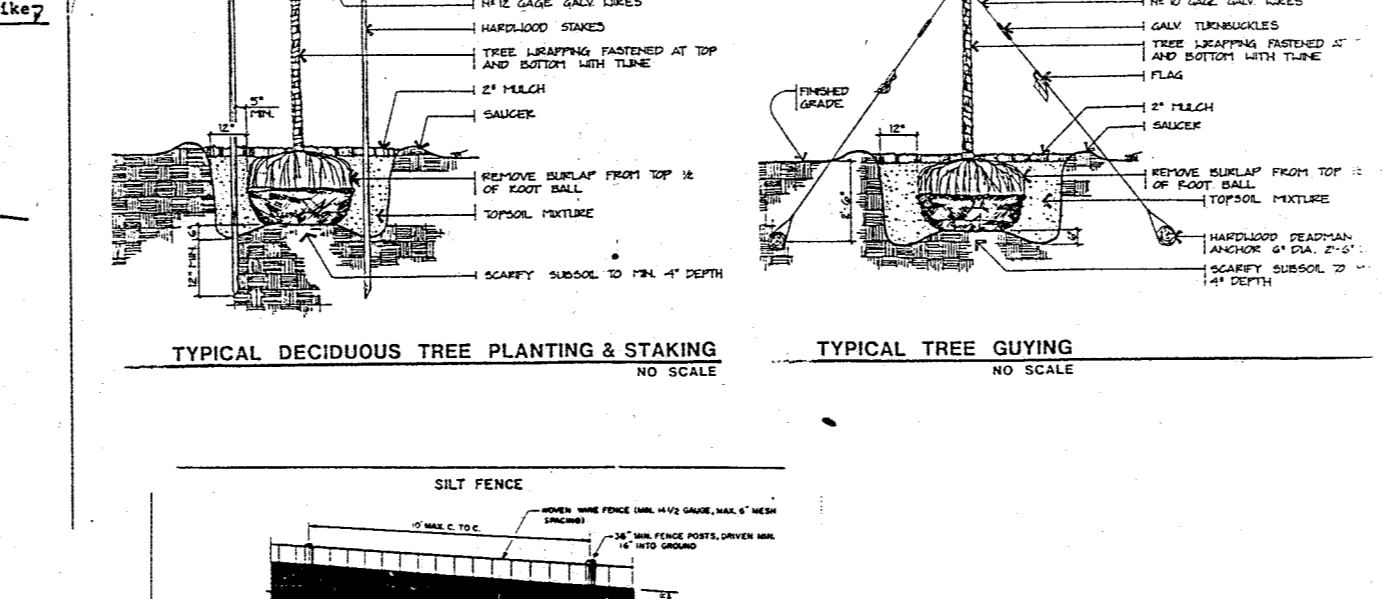
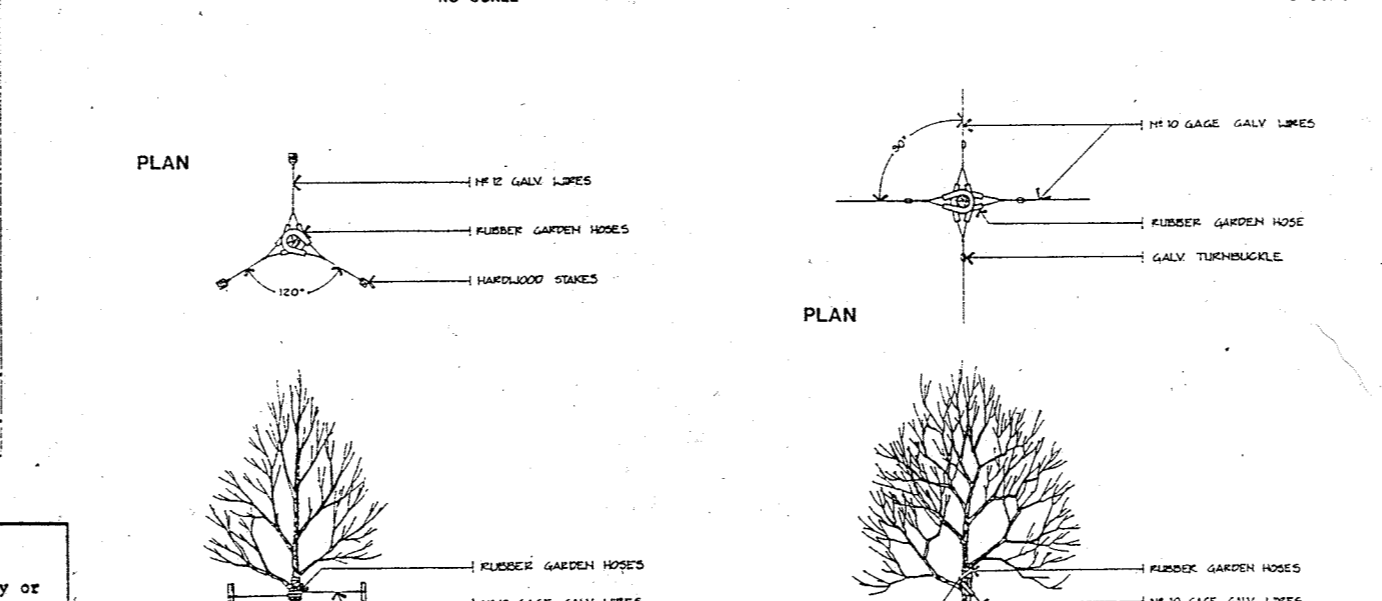
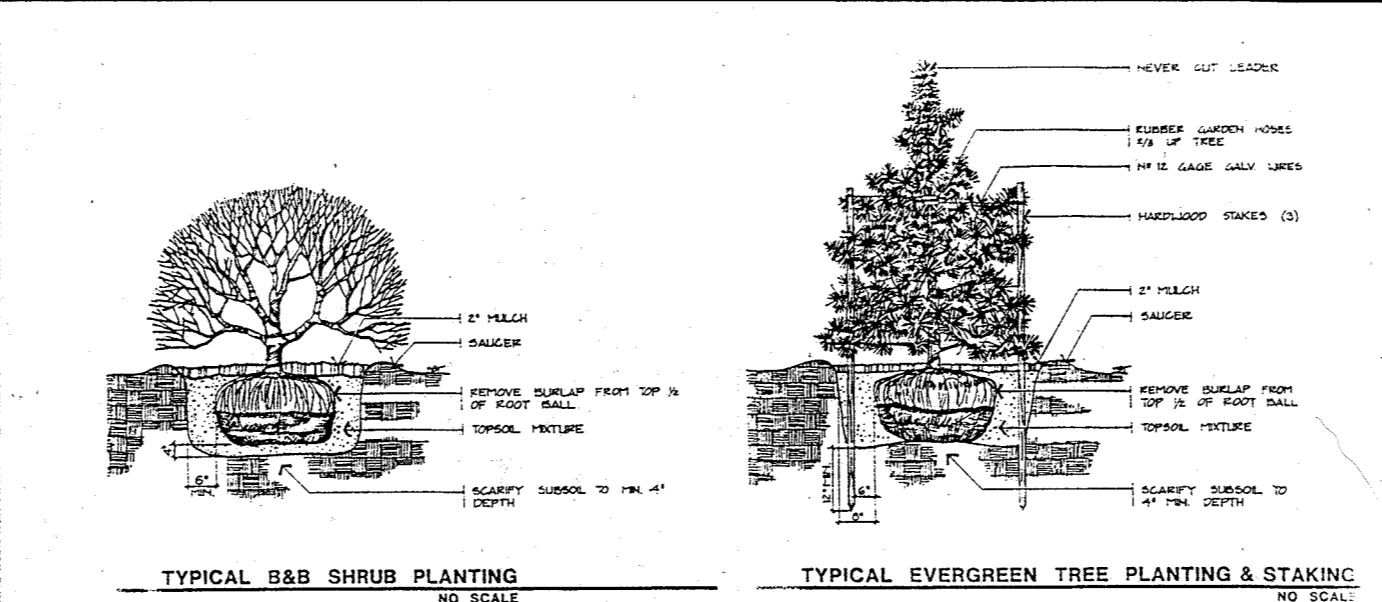
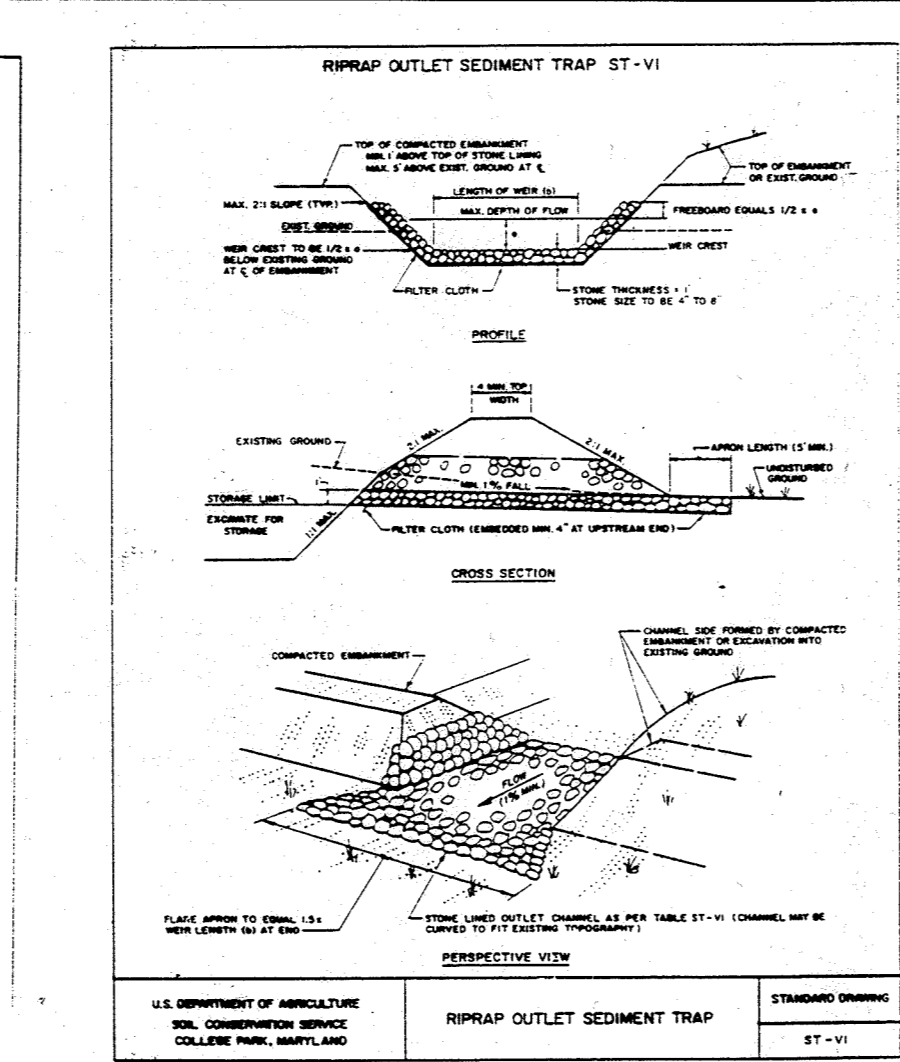
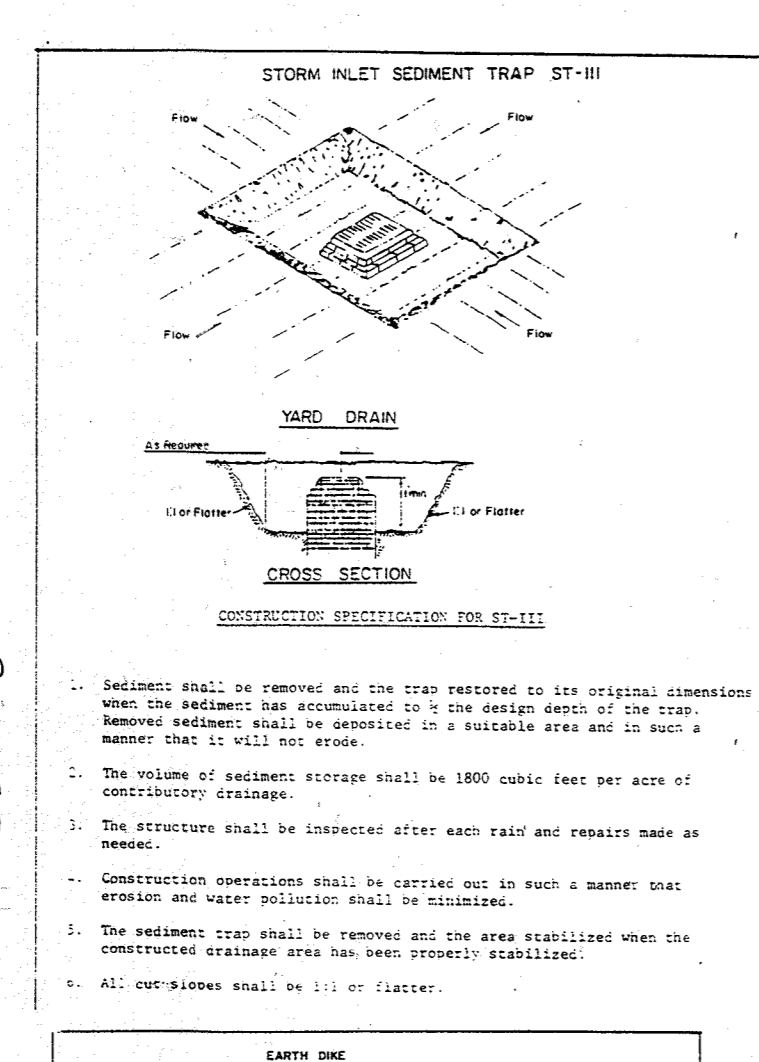
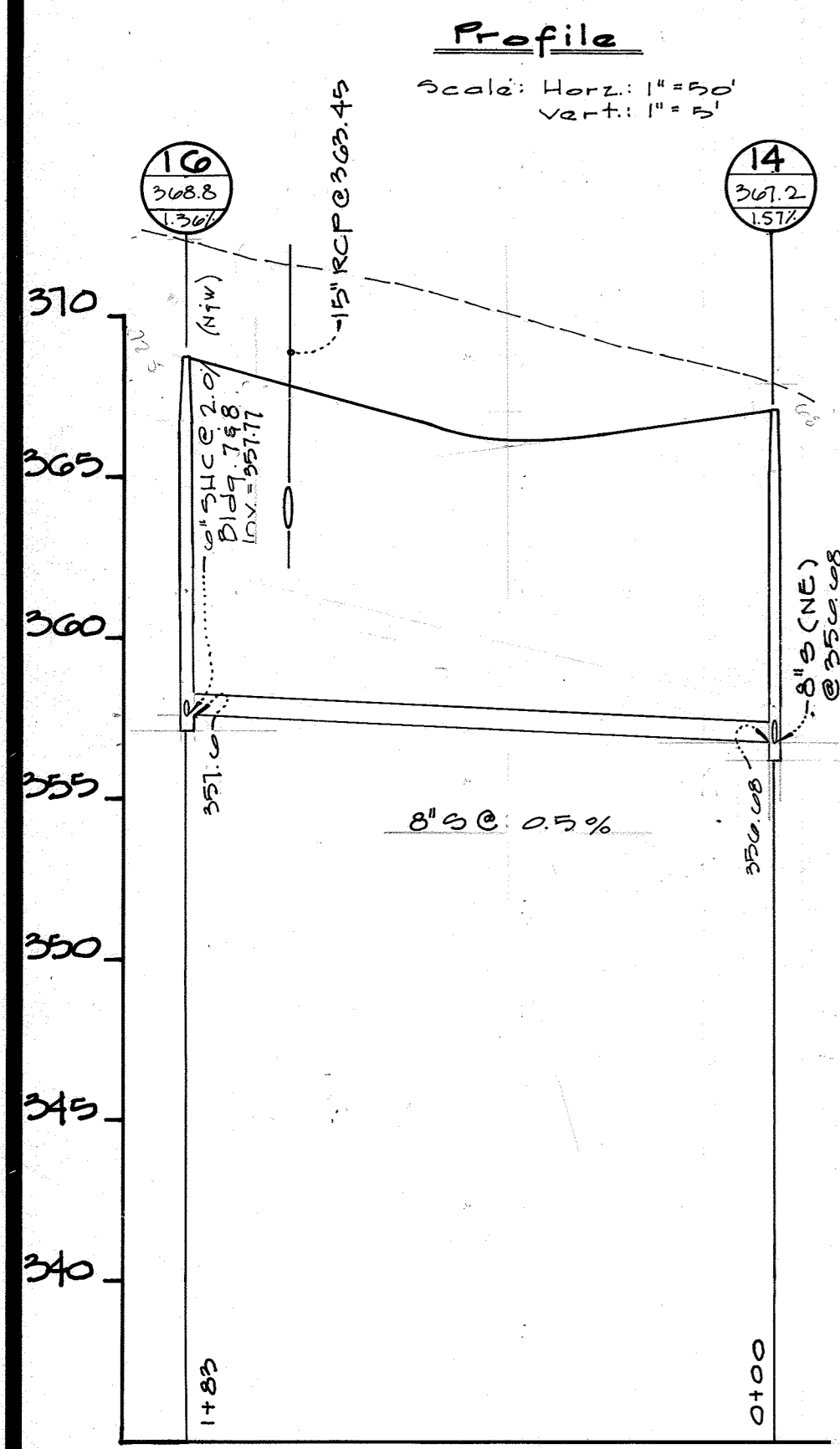
**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/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 lbs/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 (.05 lbs/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 lbs/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 reseeding.



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 control must be provided, if deemed necessary by the Howard County DPW 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 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.

**TEMPORARY SEEDING NOTES**

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

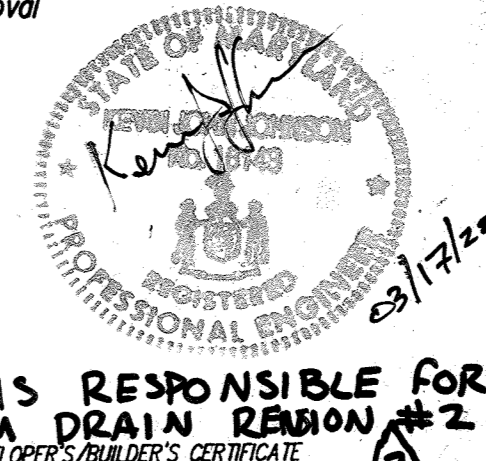
**Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

**Soil Amendments:** Apply 600 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 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.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 sod.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/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.



**JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2**  
 DEVELOPER/BUILDER'S CERTIFICATE

I certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance of a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

*Signature of Developer/Builder* 10/25/94  
 Date

**ENGINEER'S CERTIFICATE**

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.

*Signature of Engineer* 10-25-94  
 Date

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

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

*Signature of District Engineer* 11/15/95  
 Date

Approved For public water & public sewerage systems  
 Howard County Health Department  
 County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Department of Planning  
 Director \_\_\_\_\_ Date 4/21/95  
 Chief, Division of Community Planning and Land Development JA

Approved For public water & public sewerage, storm drainage systems and public roads,  
 Howard County Dept. of Public Works  
 Director \_\_\_\_\_ Date 4/11/95  
 Chief, Bureau of Engineering M.K.

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 1 March 95

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866  
 TELEPHONE: (301) 421-4024

3/17/92 STORM DRAIN REVISION #2  
 7/23/95 REV 8% Profile & EX. GROUND, Building # SHCS  
 REVISION

PREPARED FOR:  
 Trafalgar House Residential  
 Maryland  
 8905 Guilford Road  
 Suite 200  
 Columbia, Maryland 21046  
 (301) 621-8151

**NO CHANGES TO THIS SHEET**

Profile and Details  
**Village of Longreach**  
 Parcels C&D  
 Section 4 Area 2  
 Howard County, Maryland  
 Ceth Election District

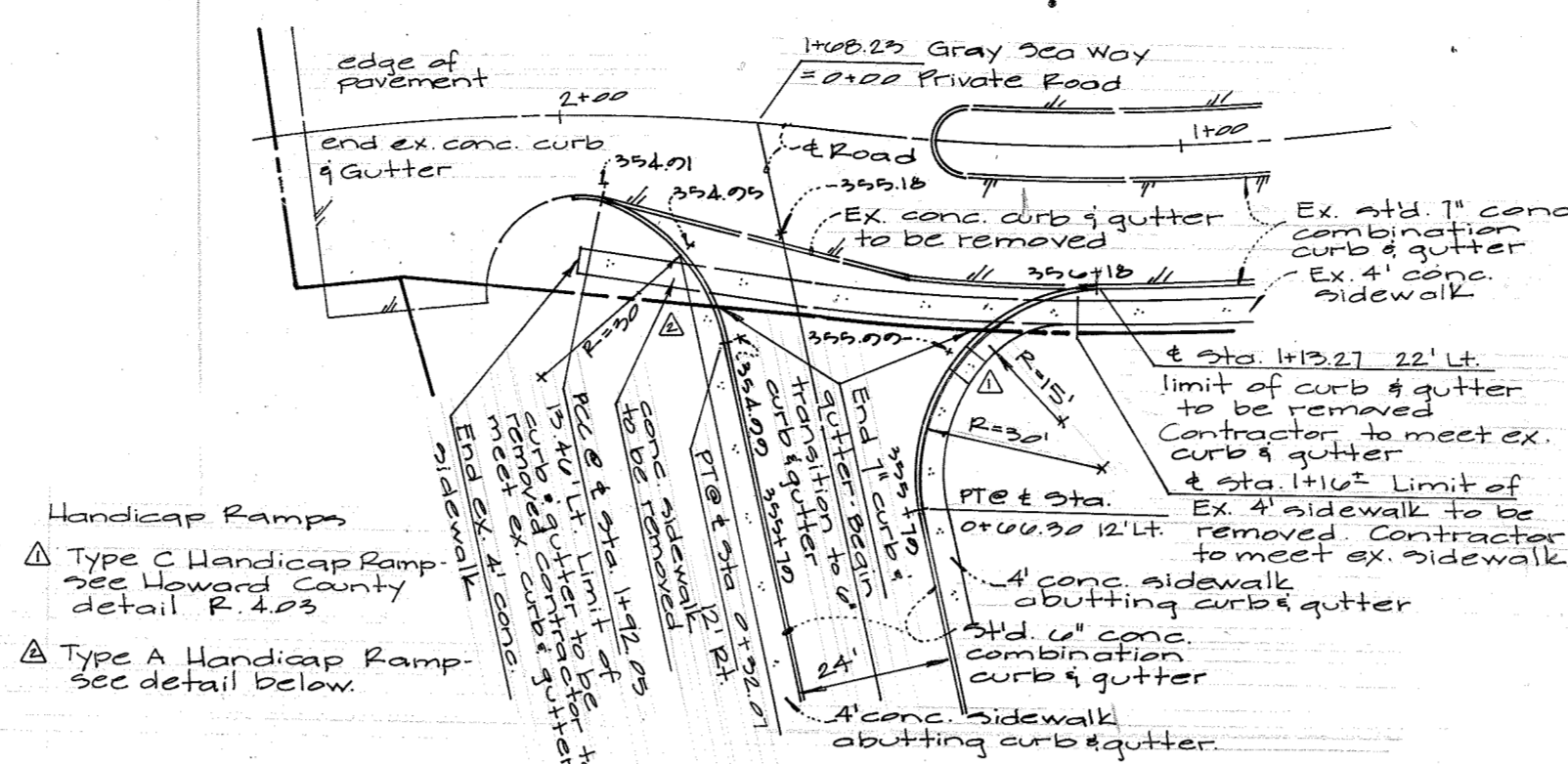
SCALE	ZONING	G.L.W. FILE No.
As shown	NT	04022
DATE	TAX MAP No.	SHEET
3/13/95	37	8 OF 10



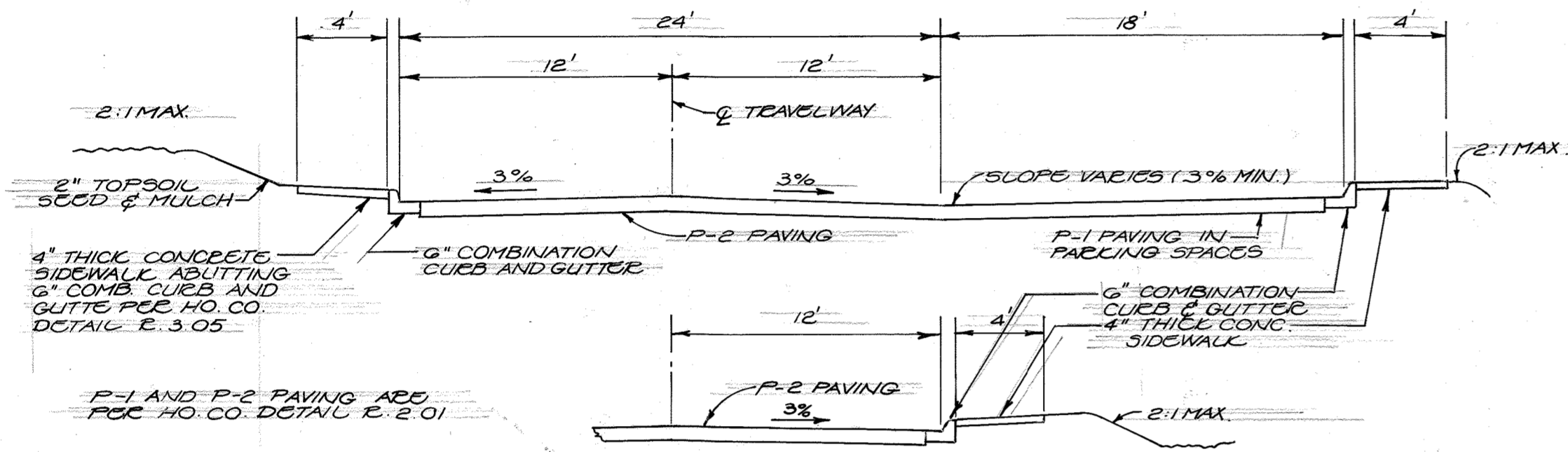
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CURVE NO.	PC STA.	PT STA.	RADIUS	ARC	TAUGENT	Δ	CHORD
1	3+21.61	4+40.63	103.00'	119.92'	66.83'	64° 36' 36"	N 83° 22' 25" W 112.75'
2	6+43.67	7+03.01	30.00'	111.34'	64.05'	70° 38' 44"	N 21° 27' 35" W 104.31'
3	10+00.00	10+61.63	500.00'	61.63'	30.83'	7° 03' 44"	N 17° 30' 33" E 61.59'
4	10+61.63	11+23.86	500.00'	61.63'	30.83'	7° 03' 44"	N 77° 30' 33" E 61.59'
5	0+23.85	0+20.36	75.00'	36.71'	18.73'	28° 02' 50"	S 61° 59' 48" E 36.35'
6	1+11.53	1+63.12	30.00'	27.59'	42.84'	110° 00' 00"	S 7° 01' 37" W 49.15'

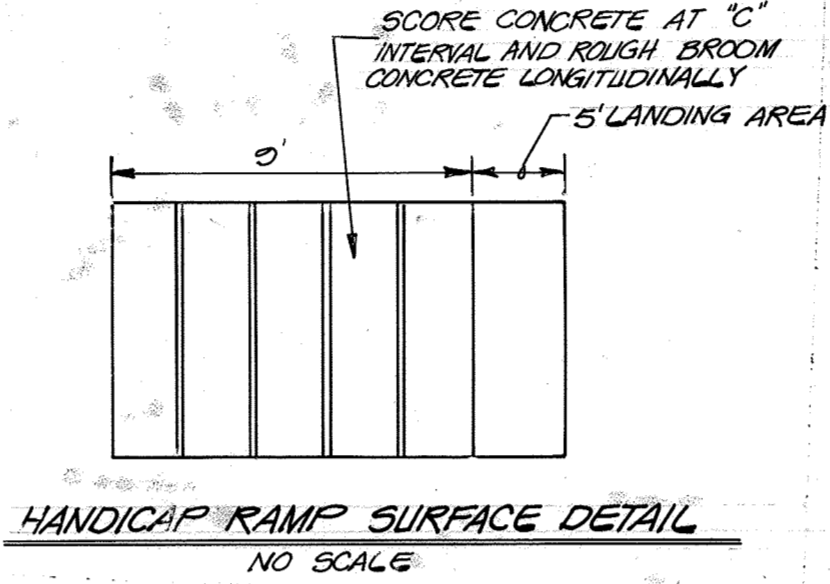
**Gray Sea Way**



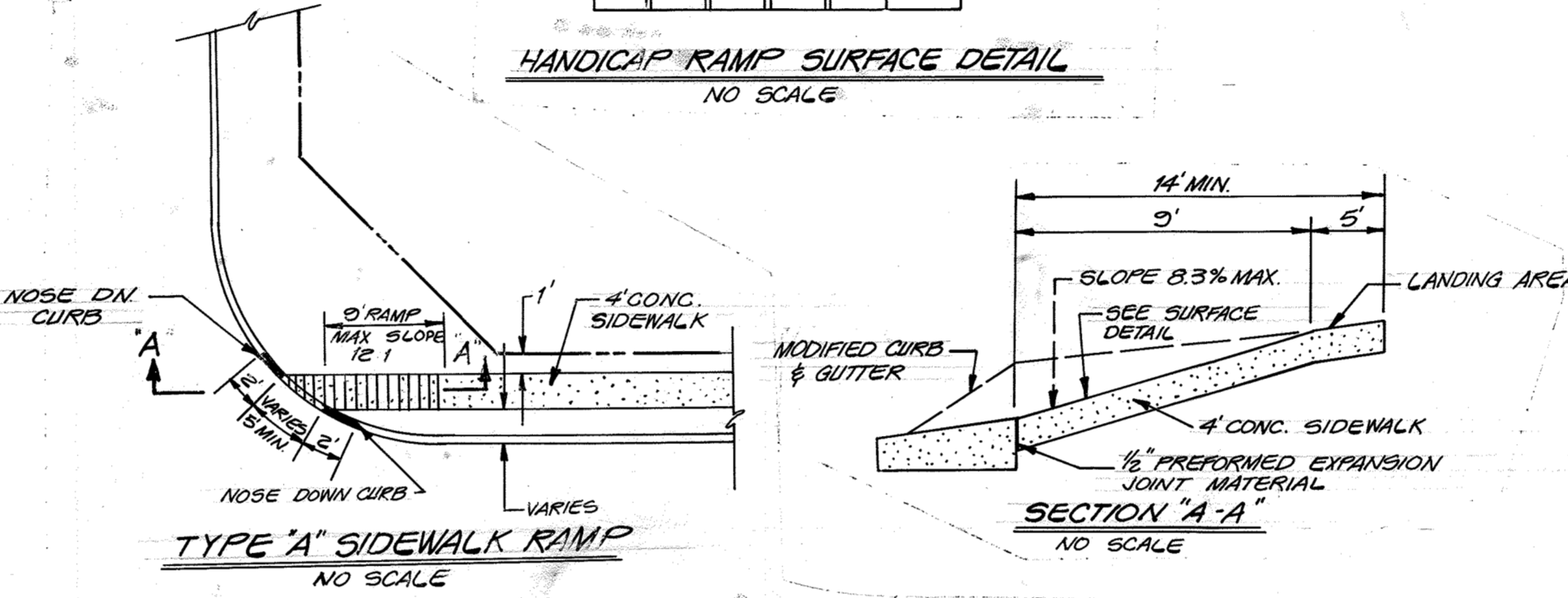
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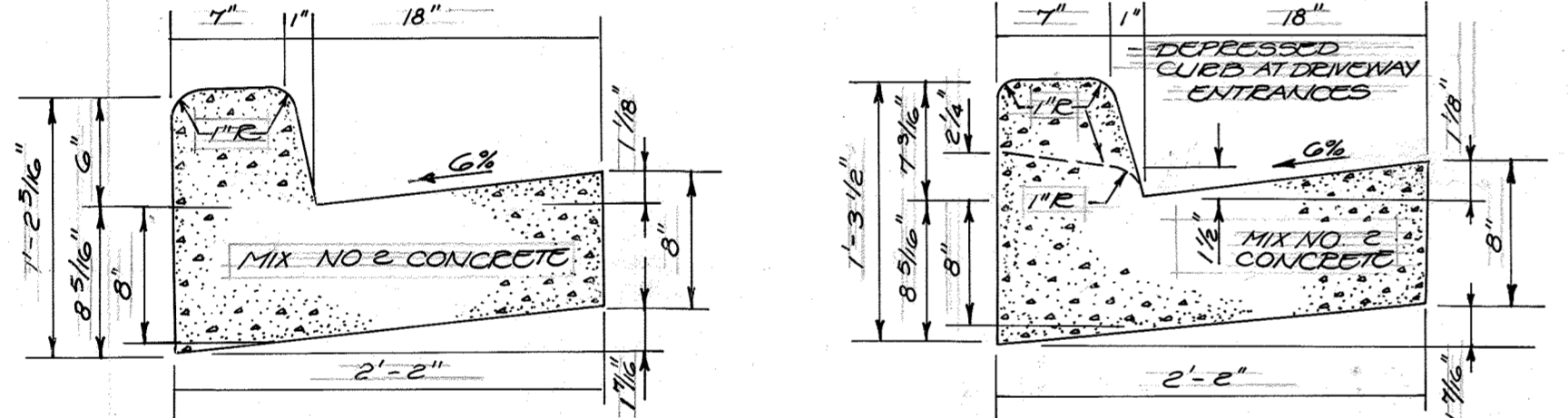
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NOT TO SCALE



**HANDICAP RAMP SURFACE DETAIL**  
NO SCALE

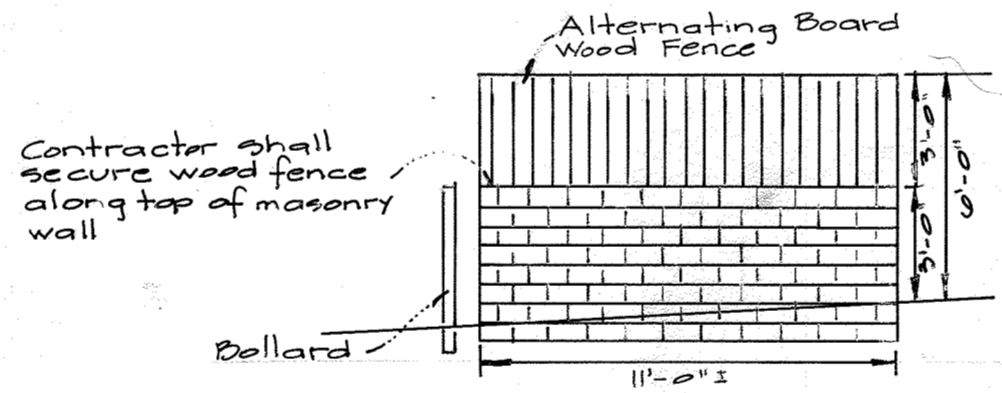


**CONCRETE RAMP DETAILS**



**STANDARD 6" COMBINATION CURB & GUTTER**  
NOT TO SCALE

**STANDARD 1" COMBINATION CURB & GUTTER**  
NOT TO SCALE



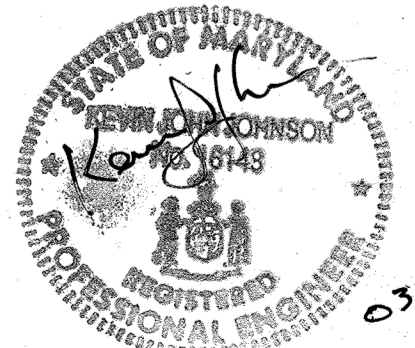
**Trash Enclosure Detail**  
Not to Scale

Approved: Howard County Dept. of Planning & Zoning  
 Director: *James G. Smith* 4/2/95  
 Date: 4/2/95  
 Chief, Division of Land Development & Research: *John A. ...*

Approved: For Public Water & Public Sewerage, Storm Drainage Systems and Public Roads.  
 Director: *James G. Smith* 4/12/95  
 Date: 4/11/95  
 Chief, Bureau of Engineering: *M.K. ...*

**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE: 1 March 95

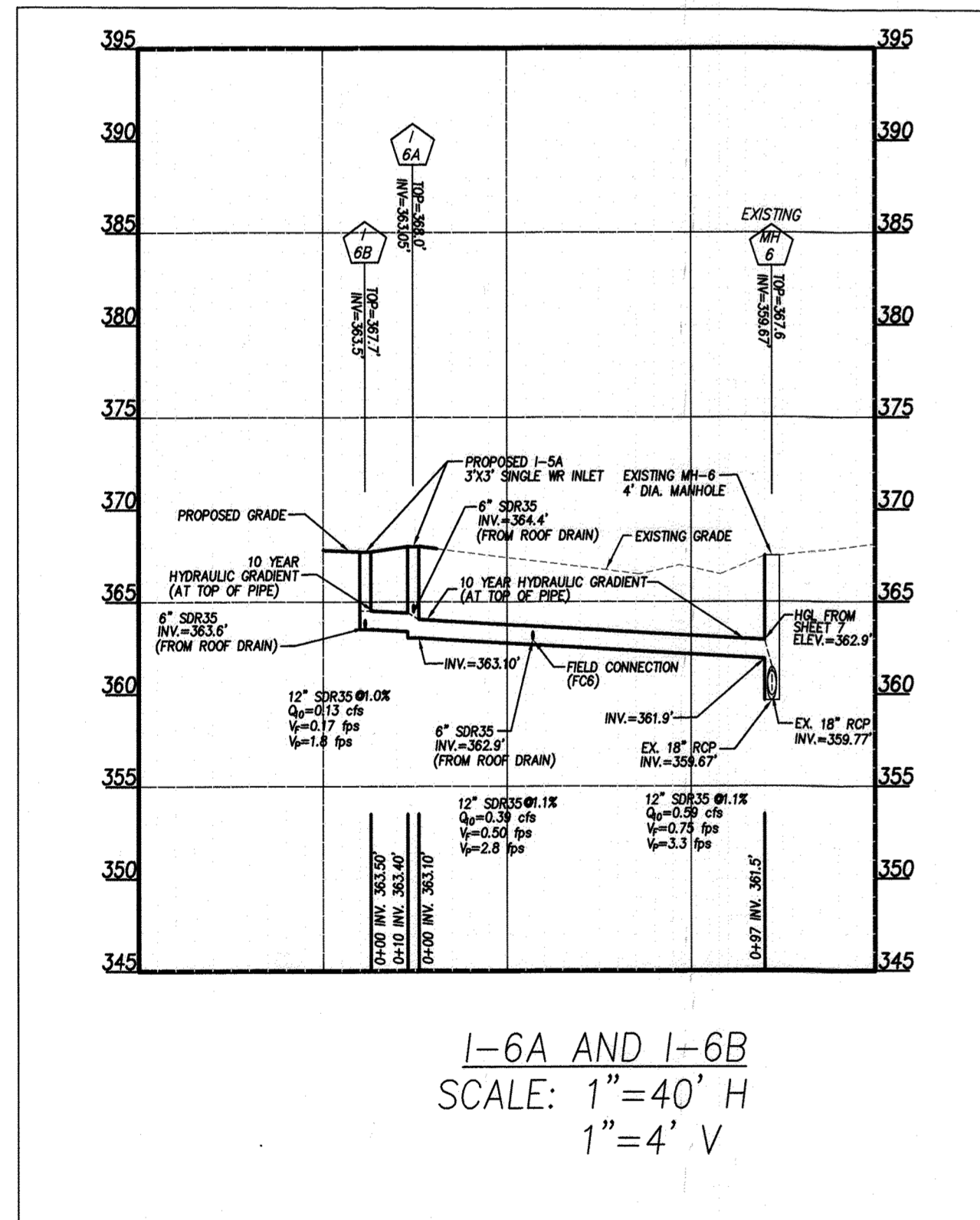
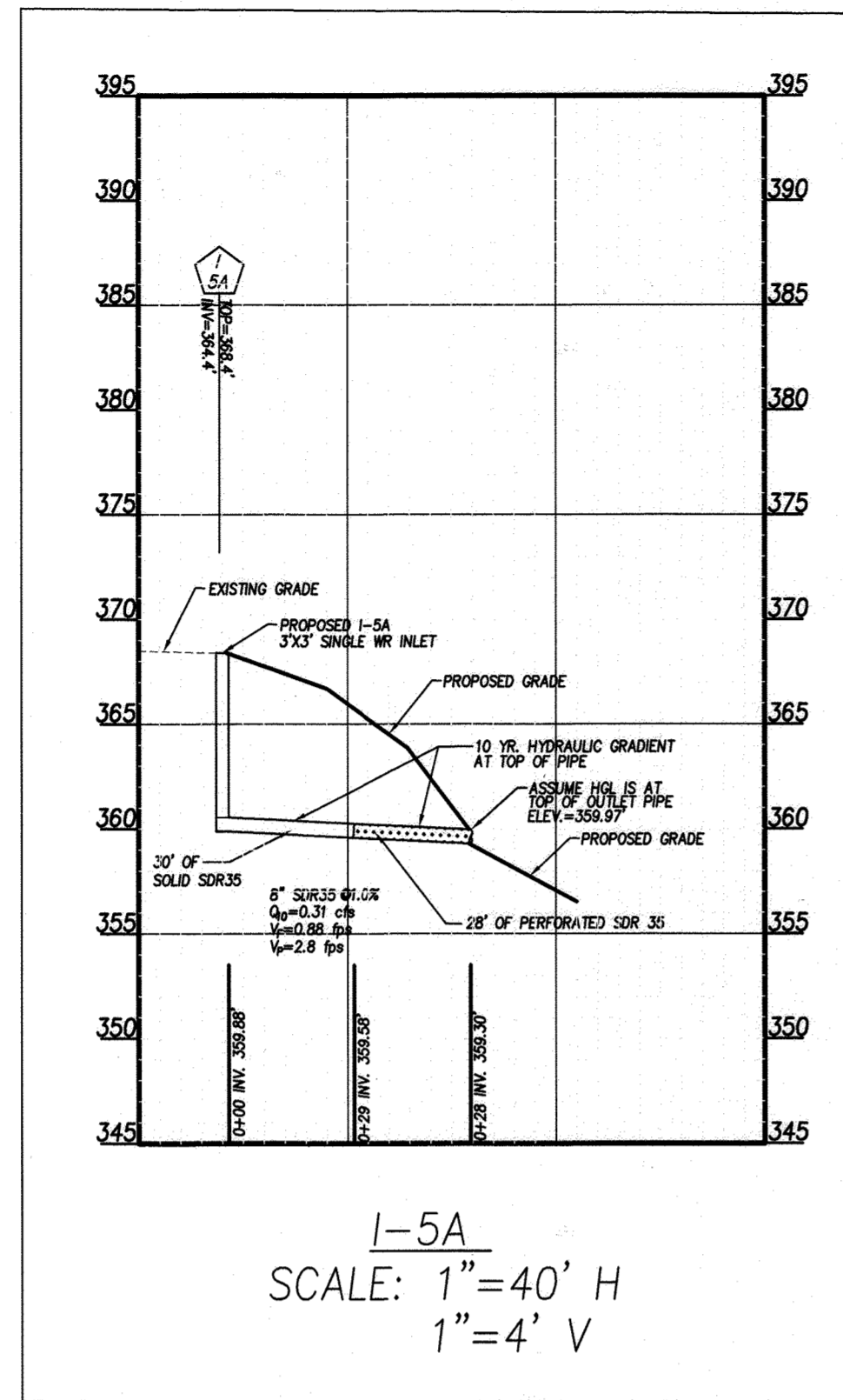
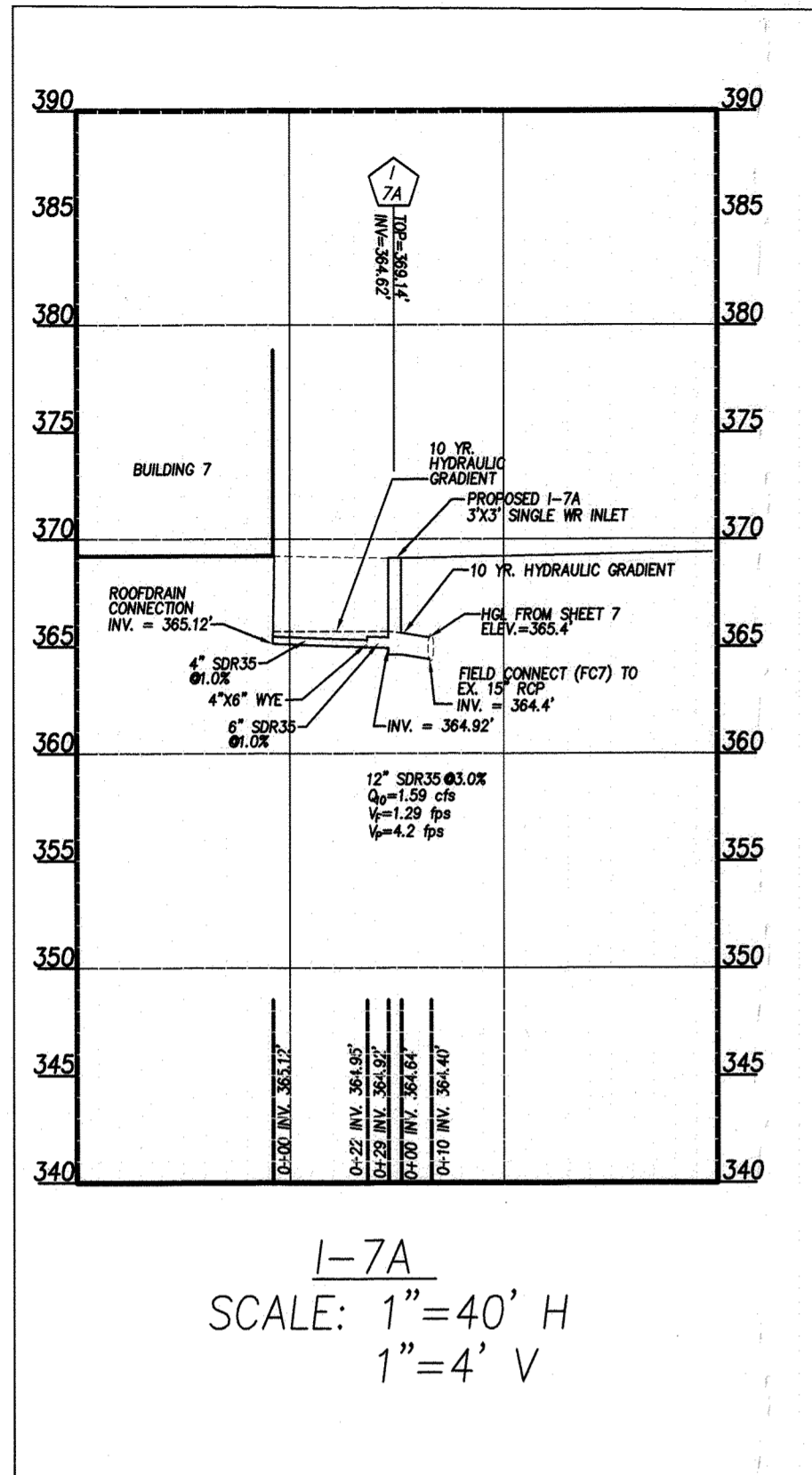
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JBA IS RESPONSIBLE FOR STORM DRAIN REVISION #2

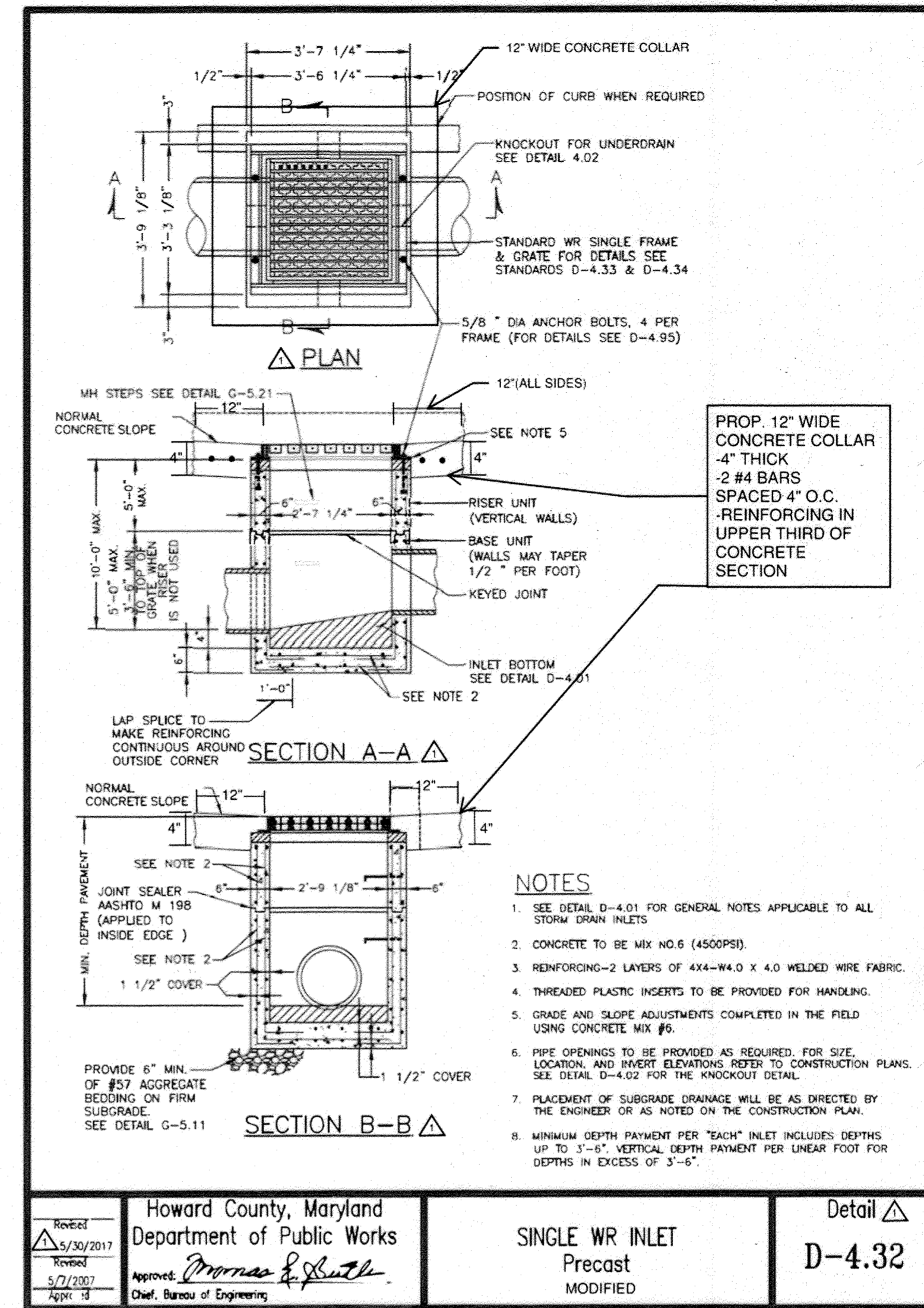
<b>GLW</b> GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186	3/17/95	STORM DRAIN REVISION #2	BY:	APPR.:	PREPARED FOR: TEALFALGAR HOUSE RESIDENTIAL MARYLAND 8965 GUILFORD ROAD SUITE 290 COLUMBIA, MARYLAND 21046 (301) 661-8151	DETAILS <b>VILLAGE OF LONGREACH</b> PARCELS C & D SECTIONS 4 & ARCA 2 13th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DES.: DEV.: DRN.: EXT.: CHK.:	SCALE: N.A.	ZONING: NT	G.L.W. FILE NO.: 94022
	DATE	REVISION	DATE: 3/13/95	TAX MAP NO.: 37	SHEET: 9 OF 910					





Structure Schedule							
Structure No.	Type	Detail No.	Top of Structure	Inv.	Inv.	Inv.	Location
I-5A	3'X3' WR Inlet	HC D-4.32	368.4'	-	-	359.88'	Between Bldg D and Bldg E
I-6A	3'X3' WR Inlet	HC D-4.33	368.0'	363.40'	364.4'	363.10'	Between Bldg E and Bldg F
I-6B	3'X3' WR Inlet	HC D-4.34	367.7'	363.60'	-	363.50'	Between Bldg E and Bldg F
I-7A	3'X3' WR Inlet	HC D-4.33	368.4'	364.20'	-	363.90'	Between Bldg F and Bldg G

Pipe Schedule		
Size	Type	Quantity
4"	SDR35	71.5 ft
6"	SDR35	59 ft
8"	SDR35 (Solid)	30 ft
8"	SDR35 (Perforated)	28 ft
12"	SDR35	117 ft



**△ PURPOSE STATEMENT**  
THIS SHEET IS BEING ADDED TO THE SITE DEVELOPMENT PLAN SDP-95-040 AS A RESULT OF THE REDLINED PLANS FOR STORM DRAIN REVISION #2. THE REVISION INCLUDES ADDED STORM DRAIN PIPES AND STORM DRAIN STRUCTURES TO RESOLVE DRAINAGE ISSUES THROUGHOUT THE DEVELOPMENT. THIS SHEET IS BEING ADDED TO PROVIDE ADDITIONAL PROFILES, STRUCTURE SCHEDULE AND DETAILS ASSOCIATED WITH THE REVISION.

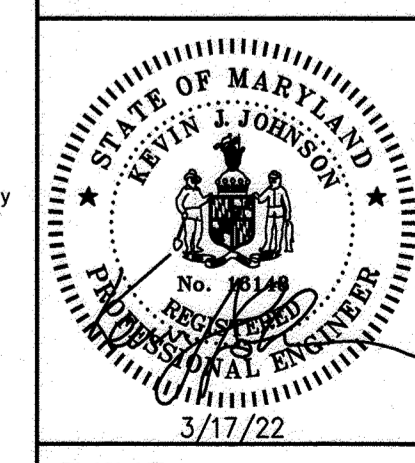
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4-1-22  
Chief, Development Engineering Division & Date

*[Signature]* 4-7-22  
Chief, Division of Land Development & Date

*[Signature]* 4-7-22  
Director & Date

**Professional Certification**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
Licence No.: 18148  
Expiration Date: 08-22-22



PLAN NO.:  
SCALE: NOTED ABOVE  
DATE: 3/17/22  
SHEET 10 OF 10  
FILE NO: 17-005A

**REVISED SITE DEVELOPMENT PLAN  
VILLAGE OF LONGREACH  
PARCELS C&D  
SECTION 4 AREA 2**

HOWARD COUNTY  
MARYLAND

J.B.A.  
Johnson • Bernat • Associates, Inc.  
Engineering • Surveying • Planning

205 N. Frederick Ave., Suite 100  
Gaithersburg, Maryland 20877  
Tel: (301) 963-1133  
Fax: (301) 963-6306  
www.jba-inc.net

REV. NO.	DATE	REVISIONS
1	3/17/22	REVISED SITE DEVELOPMENT PLAN REVISIONS PRIOR TO APPROVAL