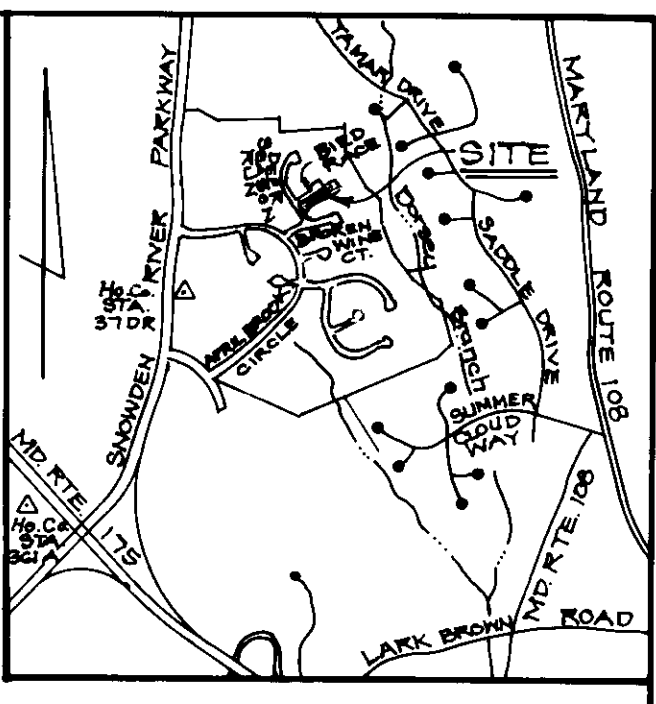


STREET ADDRESS CHART	
LOT	ADDRESS
83	6228 Bird Race
84	6224
85	6220
86	6216
87	6212
88	6208
89	6204



VICINITY MAP  
SCALE: 1"=2000'

**BENCHMARKS**

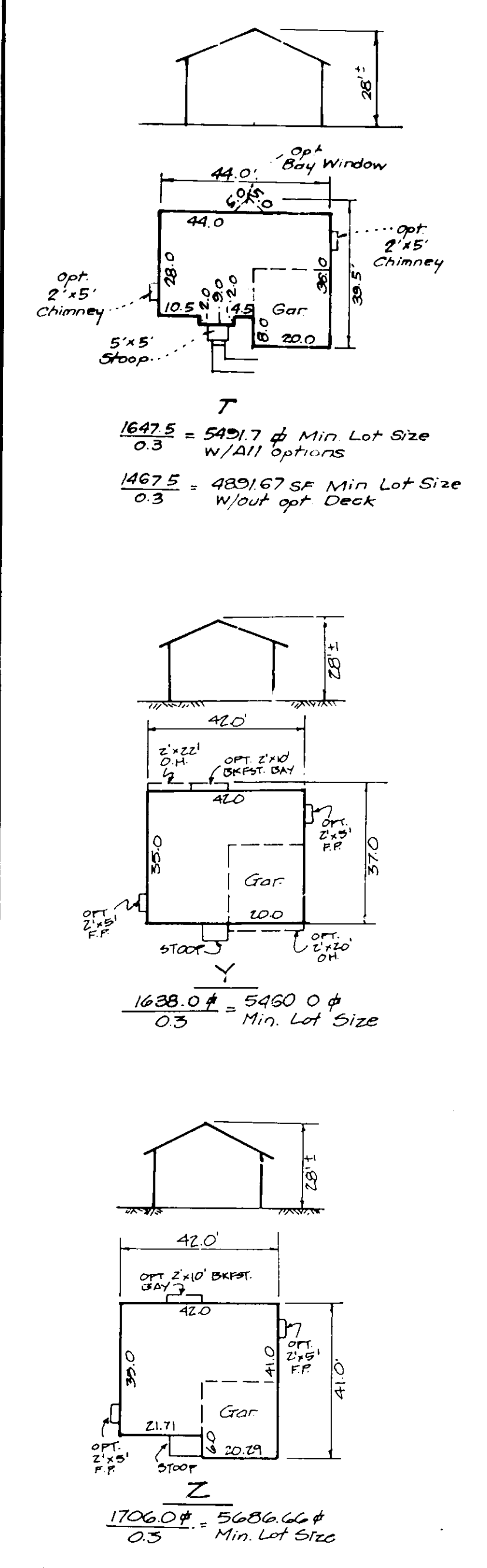
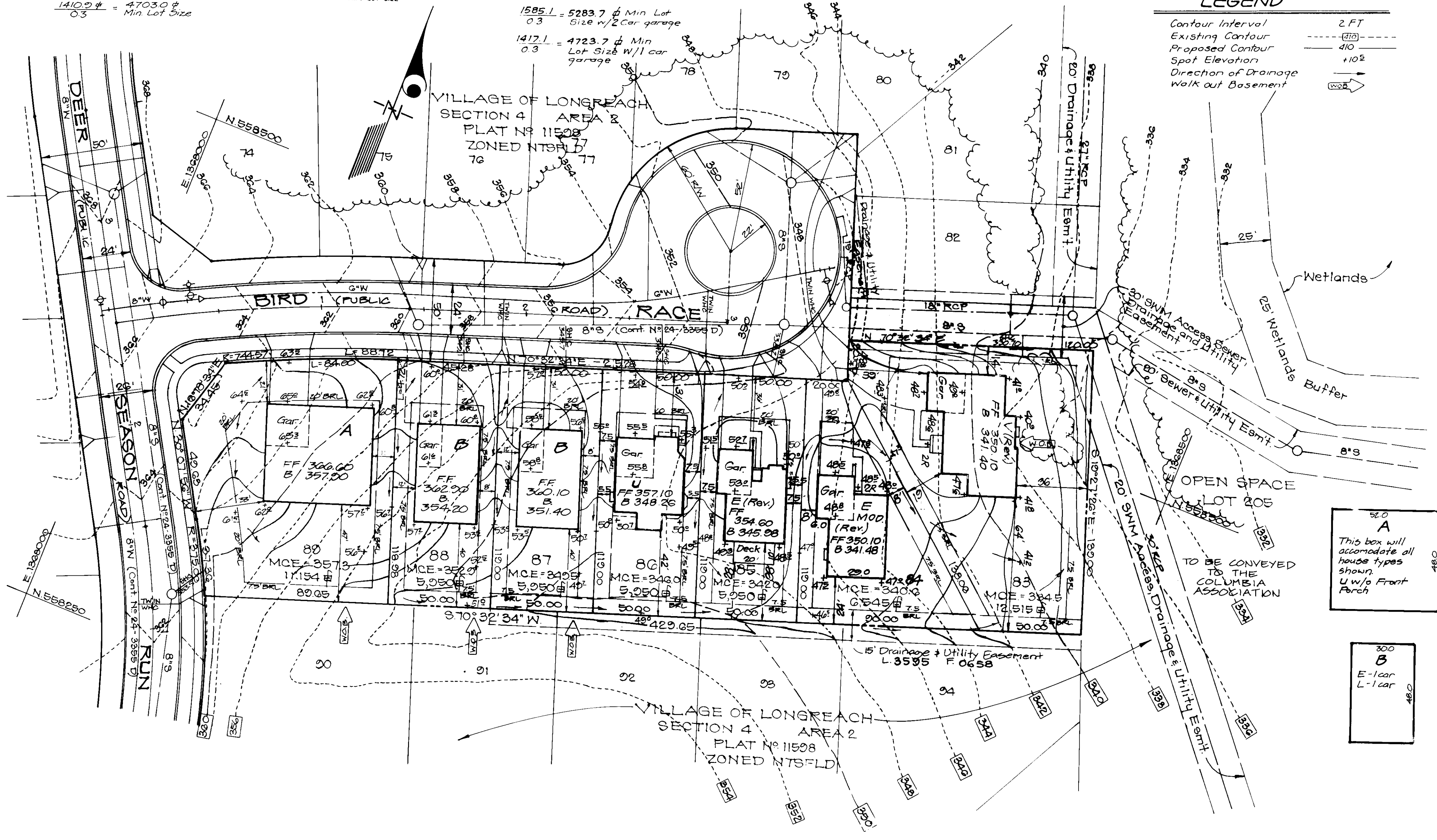
Ho. Co. Mon. N° 31 DR Elev. = 380.40  
 N. 557, 351, 8541 E. 1, 300, 685, 410  
 Stamped Conc. Monument  
 Ho. Co. Mon. N° 30 IA Elev. = 400.80  
 N. 555, 136, 4081 E. 1, 305, 895, 105  
 Stamped Conc. Monument

**GENERAL NOTES:**

- Subject property is zoned: NT-SFLD per 10-18-93 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.24 Ac.
- The total area of buildable lots: 42.00 Ac.
- The total number of buildable lots is: 200.
- Improvement to property: Single Family Detached
- The maximum lot coverage permitted is: 30%
- Department of Planning and Zoning reference file numbers are: 2-23-16, F-20-23, F-24-18, F-25-25, 24-3355-D
- Utilities shown as existing are taken from approved Water and Sewer plans Contract # 24-3355-D, approved Road Construction plans F-25-25, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- All roadways are public and existing.
- The existing topography was taken from Road Construction plans F-25-25, prepared by Clark, Finerock & Sackett, Inc.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Control Stations: 36 IA & 37 DK
- The contractor shall notify the Department of Public Works/Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- For driveway entrance details, refer to Ho. Co. Design manual Volume IV details: R-603
- In accordance with FDP Phase 216, bay windows or chimneys not more than 10 feet in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 3 feet into the front or rear setbacks.
- Stormwater Management is provided per: F-25-25, SWM Quantity Control is provided in detention facilities and Quality Control is provided in shallow marshes.
- No clearing, grading or construction is permitted within the Wetland or Stream Buffers.

**LEGEND**

- Contour Interval: 2 FT
- Existing Contour: ---
- Proposed Contour: - - - -
- Spot Elevation: +10'
- Direction of Drainage: →
- Walk out Basement: [Symbol]



This box will accommodate all house types shown, U w/o Front Porch

E-1 car L-1 car

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-25-25 and/or approved Water and Sewer Plans Contract # 24-3355-D

**OWNER/DEVELOPER**

HOWARD RESEARCH AND DEVELOPMENT CORP  
 10275 Little Patuxent Parkway  
 Columbia, Maryland 21044

**SHEET INDEX**

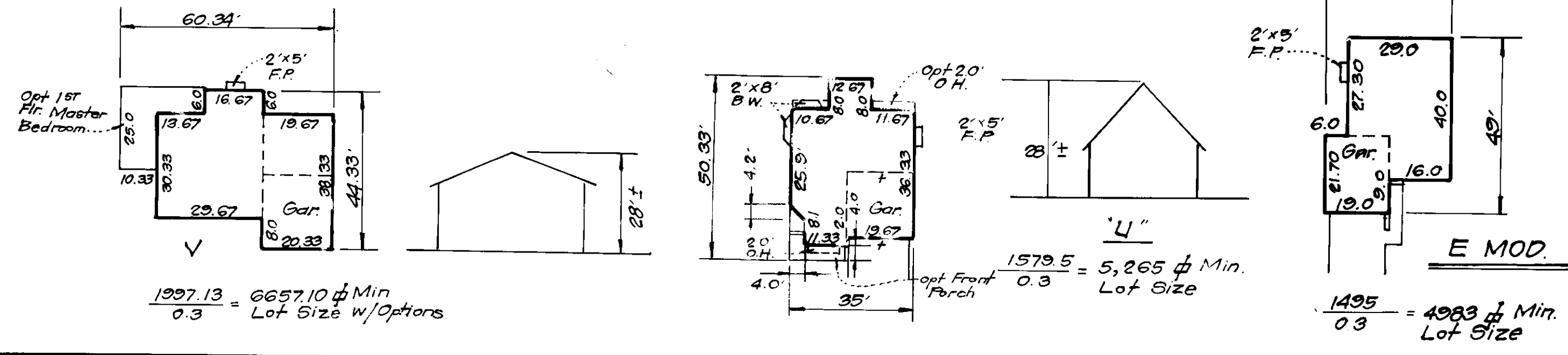
SITE DEVELOPMENT PLAN 1 of 2  
 SEDIMENT & EROSION CONTROL PLAN 2 of 2

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
VILLAGE OF LONGREACH	4/2	83-89
PLAT NO. 11598	BLOCK NO. 13	ZONE NTSFLD
TAX MAP NO. 37	ELECTION DIST. GTH	CENSUS TRACT 6011-01
WATER CODE E-07	SEWER CODE 348.0000	



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division M.K.  
 Chief, Division of Land Development and Research  
 Director

NO.	REVISIONS	DATE
4	Rev. hse. & grad. lot 84, Add hse. typical	2-10-98
3	Rev. hse. & grad. lot 85 per As-Built Conditions	7-8-97
2	Rev. hse. & grad. lot 86, Add U hse. typical	10-8-96
1	Rev. hse. & grad. lot 83, Add hse. typical	8-6-96



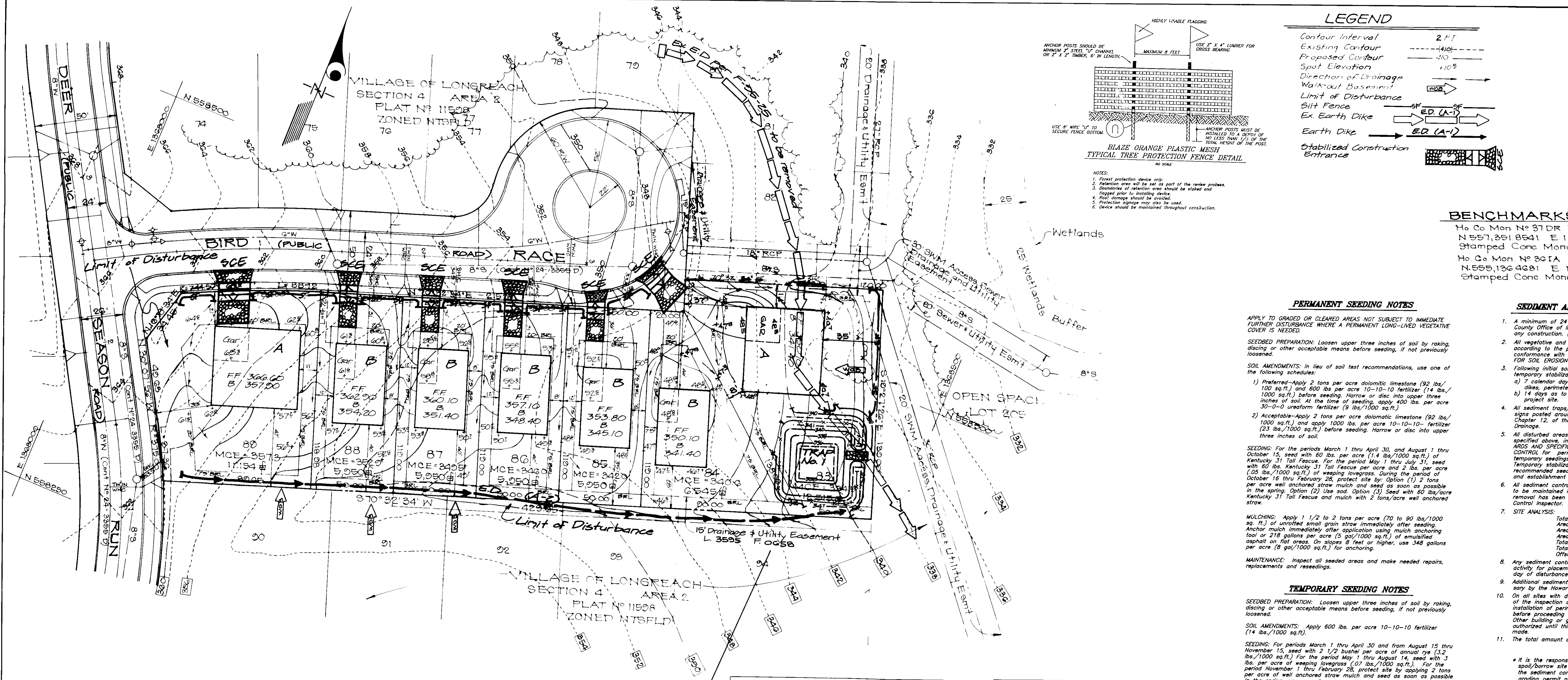
**CLARK • FINEROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

**SITE DEVELOPMENT PLAN**  
 LOTS 83 - 89  
**COLUMBIA**  
 VILLAGE OF LONGREACH  
 SECTION 4 AREA 2  
 SIXTH (6TH) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 FOR: PATRIOT HOMES, INC.  
 P.O. Box 1018  
 Columbia, Maryland 21044  
 SDP-96-32

DESIGNED: RMT  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 DATE: 12-7-95

SCALE: 1"=30'  
 DRAWING: 1 of 2  
 JOB NO: 95 00G  
 FILE NO: 95 00Gx





### LEGEND

Contour Interval: 2' ±

Existing Contour: ---

Proposed Contour: - - -

Spot Elevation: 110.5

Direction of Drainage: →

Walk-out Basement: [Symbol]

Limit of Disturbance: [Symbol]

Silt Fence: [Symbol]

Ex. Earth Dike: [Symbol]

Earth Dike: [Symbol]

Stabilized Construction Entrance: [Symbol]



### BENCHMARKS

SCALE: 1"=2000'

Ho Co Mon N° 37DR Elev=380.40  
N 557,351.8541 E 1,300,685.410  
Stamped Cone Monument

Ho Co Mon N° 301A Elev=400.80  
N 555,136.4481 E 1,305,855.195  
Stamped Cone Monument

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS 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, 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 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 urea-form fertilizer (8 lbs./1000 sq.ft.)
- 2) Acceptable—Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 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 November 15, seed with 2 1/2 bushels 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 (0.7 lbs./1000 sq.ft.). For the period November 1 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. Option (2) Use seed. 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 unrattled 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.

### SEDIMENT AND EROSION 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. (11-1855).
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 SPECS. 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, 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 perimeters 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 SPECS. FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seedings (Sec. 51), and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be used 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:	1.24 AC
Area Disturbed:	1.37 AC
Area to be seeded or paved:	0.72 AC
Area to be vegetatively stabilized:	30
Total Cut:	100,000
Total Fill:	100,000
Offsite Waste/Borrow Area Location:	ADD/DEL
8. Any sediment control practice which is disturbed by inspection activity for the 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 3 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.
11. The total amount of silt fence = 320 LF

\* It is the responsibility of the contractor to identify the spoil/borrow site and notify and gain approval from the sediment control inspector of the site and it's grading permit number at the time of construction.

### TEMPORARY SEEDING NOTES

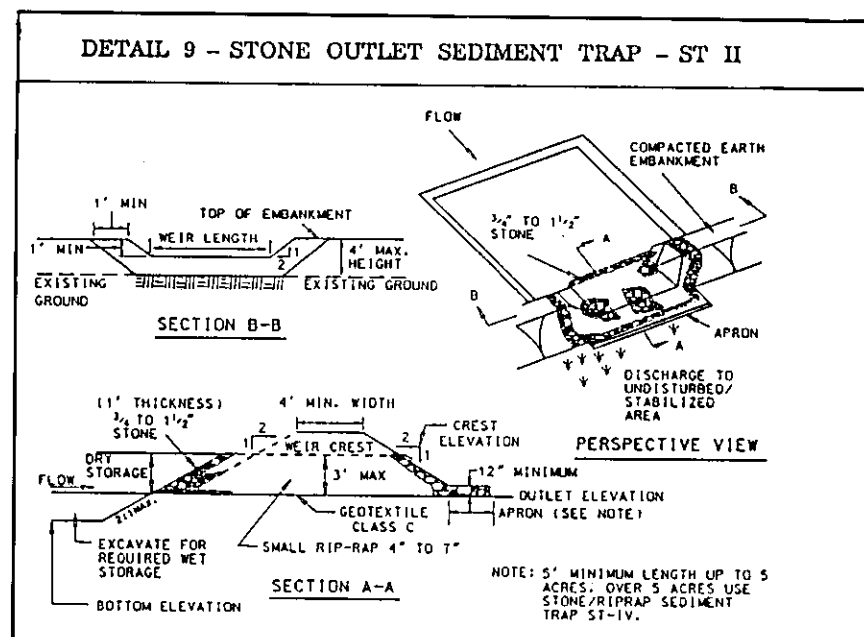
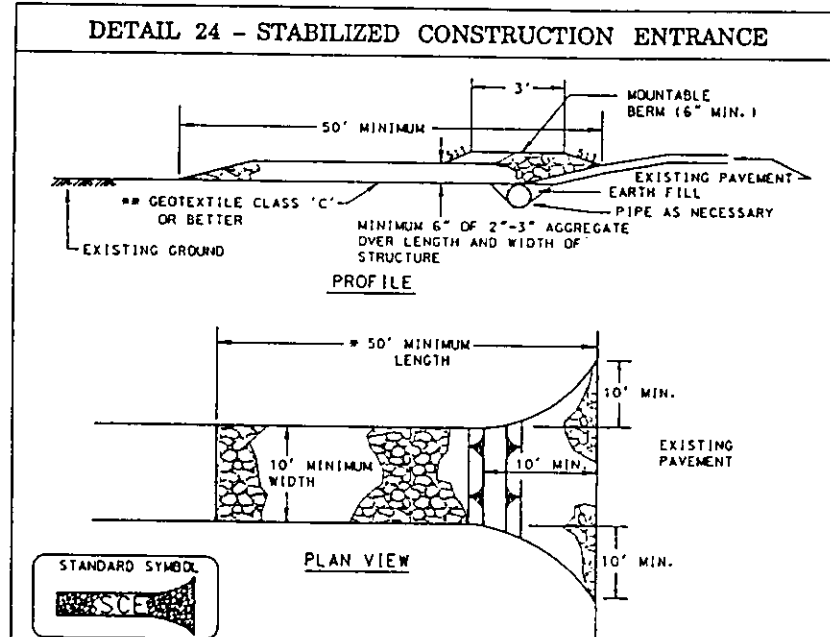
SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer (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 (3.2 lbs./1000 sq.ft.) for the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 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.

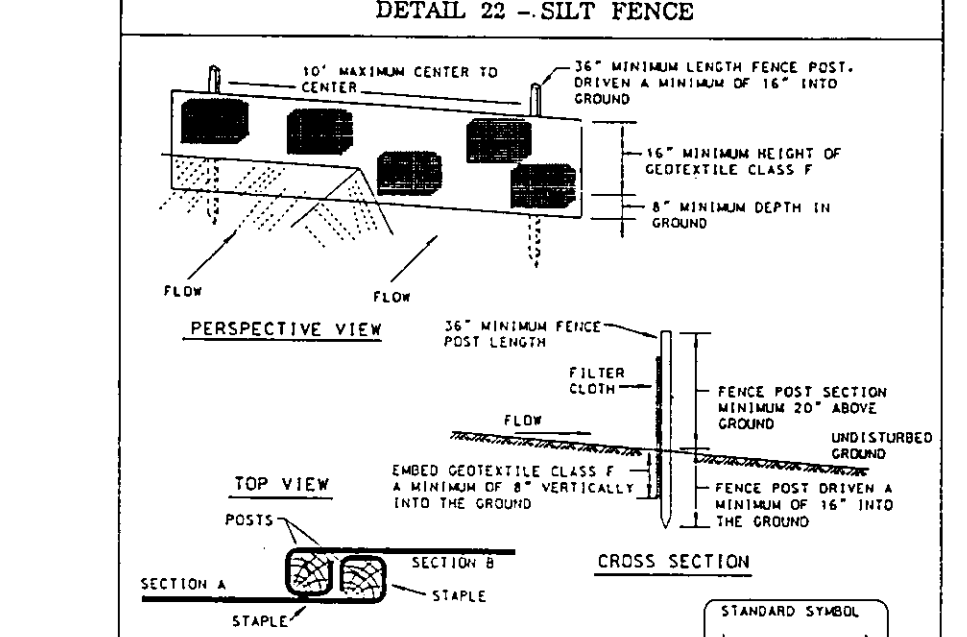
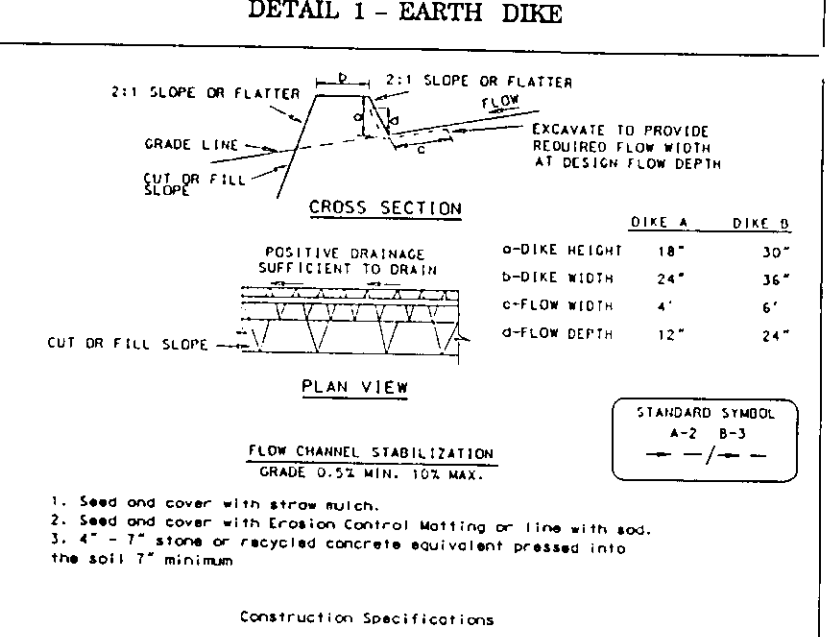
### CONSTRUCTION SEQUENCE

NO.	DESCRIPTION	NO. OF DAYS
1	Obtain grading permit	7
2	Install free protection fence	7
3	Install sediment and erosion control devices and stabilize	14
4	Excavate for foundations, rough grade and temporarily stabilize	30
5	Construct structures, sidewalks and driveways	30
6	Final grade and stabilize in accordance with Specs. and Specs.	14
7	Upon approval of the sediment control inspector, remove sediment and erosion control devices and stabilize	7



### Sediment Trap No. 1 (ST-II)

Drainage Area = 1.1 Ac.  
Wet Storage Required = 1080 cf  
Wet Storage Provided = 2028 cf  
Dry Storage Required = 1080 cf  
Dry Storage Provided = 2502 cf  
Top of Stone Crest Elev. = 340.0  
Clean Out Elev. = 336.6  
Bottom Elev. = 335.0  
Bottom Dimensions = 20' x 20'  
2:1 Side Slopes in Cut  
Weir Length = 5'  
Wet Storage Depth = 3'  
Wet Storage Elev. = 338.0



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12/21/95  
Chief, Development Engineering Division M.K. Date

*[Signature]* 12/21/95  
Chief, Division of Land Development and Research Date

*[Signature]* 12/23/95  
Director Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements

*[Signature]* 12/13/95  
Natural Resources Conservation Service

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

*[Signature]* 12/13/95  
Approved

### DEVELOPER'S/BUILDER'S CERTIFICATE

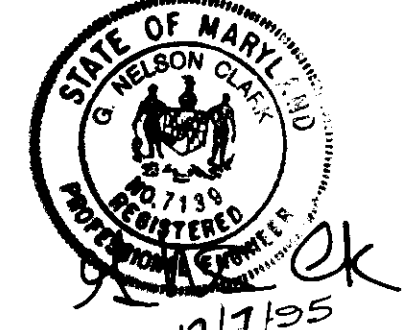
I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

*[Signature]* 9/15/95  
Date

### ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion 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]* 12/7/95  
Date



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ENGINEERS • PLANNERS • SURVEYORS

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DESIGNED	SEDIMENT & EROSION CONTROL PLAN	SCALE	1"=30'
ZAL	LOTS 83 - 89	DRAWN	2 of 2
DRAWN	COLUMBIA	CHECKED	JOS NO
	VILLAGE OF LONGREACH	DATE	505 006
	SECTION 4 AREA 2		
	SIXTH (6TH) ELECTION DISTRICT		
	HOWARD COUNTY, MARYLAND		
	FOR PATRIOT HOMES, INC.		
	P.O. Box 1018		
	Columbia, Maryland 21044		
			FILE NO
			95 0096

SDP-96-32