

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN OF ROLLING MEADOWS RUSTY GATE COURT, AND CLOVERFIELD COURT
3	ROADWAY PROFILES
4	DETAILS AND DRAINAGE AREA MAP
5	GRADING AND SEDIMENT CONTROL PLAN
6	SEDIMENT CONTROL NOTES AND DETAILS AND STORM DRAIN PROFILES
7	STREET TREE PLAN

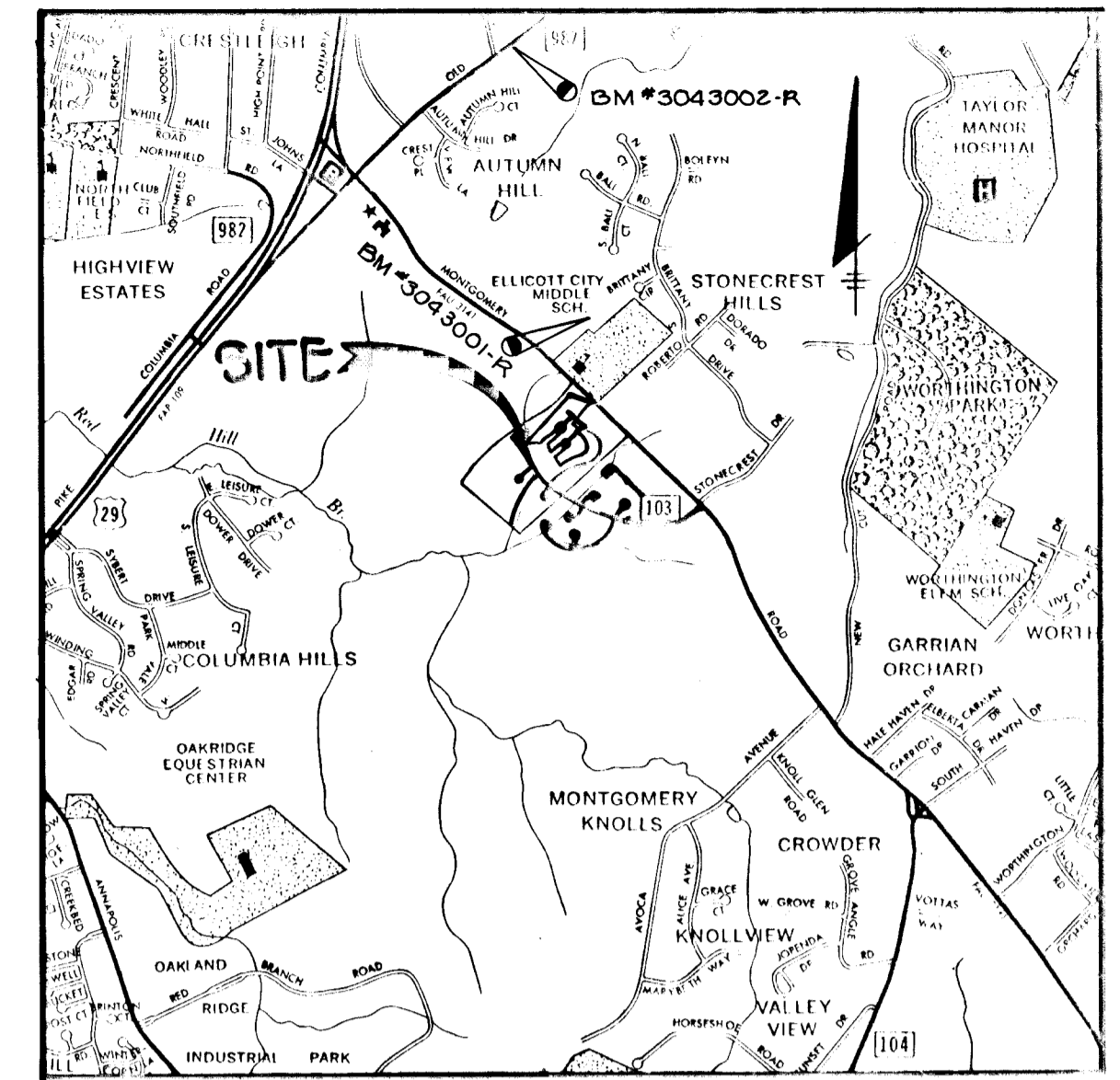
# ROADWAY & STORM DRAINS

## LONG GATE

### SECTION 2, AREA 3

### 2ND ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



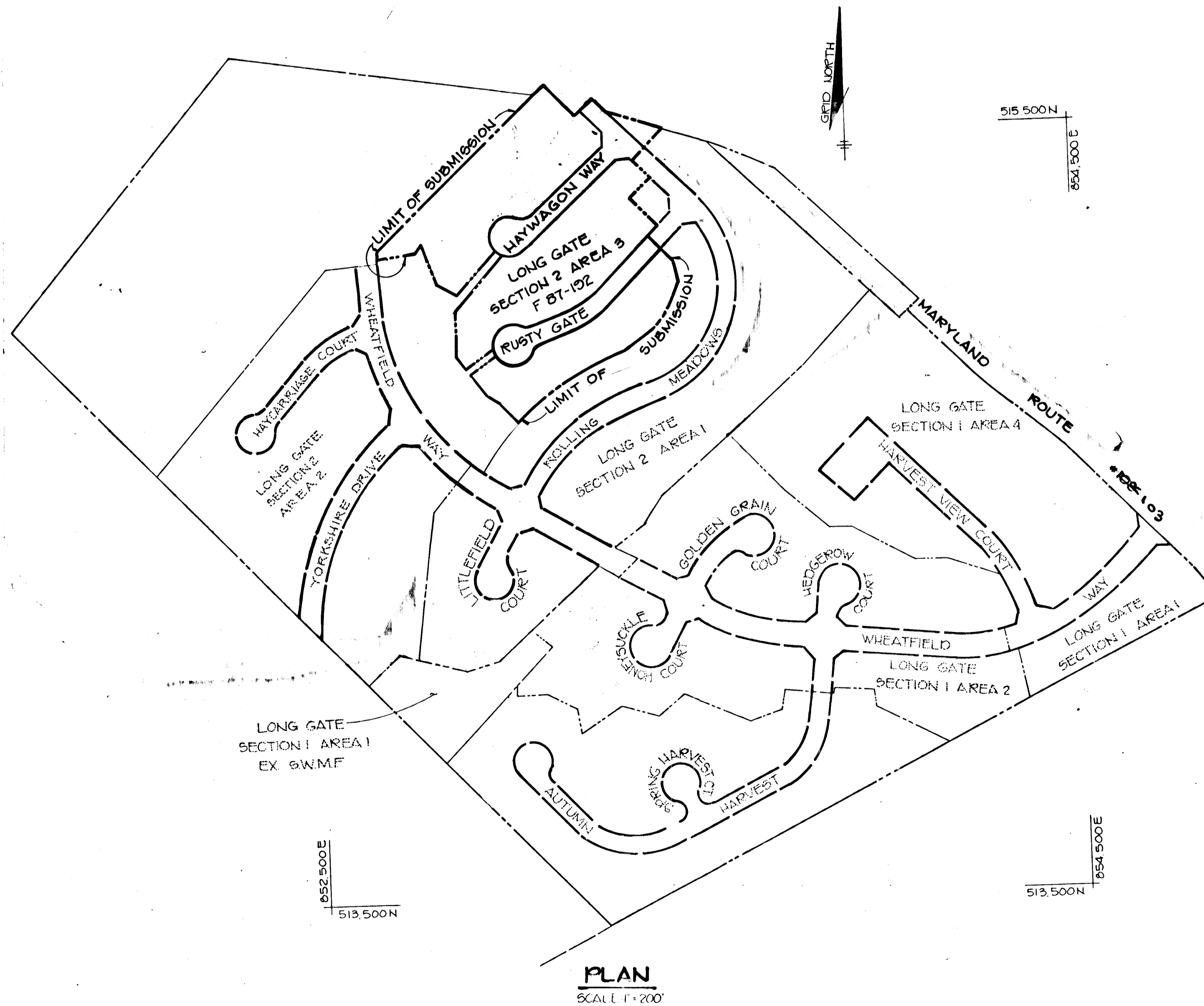
**VICINITY MAP**  
SCALE 1" = 2000'

**GENERAL NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR ROAD CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

BELL TELEPHONE SYSTEM	393-3649
LONG DISTANCE CABLE DIVISION	393-3553 OR 3554
BALTIMORE GAS AND ELECTRIC	539-8000 EXT. 691
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION	992-2417/2418

- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL STREET CURB RETURNS SHALL HAVE 20.0' RADIUS UNLESS OTHERWISE NOTED.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH HOWARD COUNTY ROAD CODE.
- INSTALLATION OF TRAFFIC CONTROL DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES 1978 EDITION.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIAL STANDARDS:  
ALL CUI-DE-SAC DESIGNED FOR 30 M.P.H., ALL LOCAL STREETS DESIGNED FOR 30 M.P.H.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM 95% OF MAXIMUM OBTAINABLE DENSITY DETERMINED BY MARSHALL PROCTOR.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- SUBJECT PROPERTY ZONED R-SC PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- TOPO TAKEN FROM AERIAL PHOTOGRAMMETRY BY MAPPING ASSOCIATES, FLOWN AUGUST, 1986.



**BENCH MARK DESCRIPTIONS**

- BM # 3043001-R ELEV 437.019  
CONCRETE MONUMENT AT 4 IN TRANSMISSION LINES BACK OF SCHOOL
- BM # 3043002-R  
CONCRETE MONUMENT 05' BELOW SURFACE 142' NW & OLD COLUMBIA PIKE 175' N.E. & OF COOKS LANE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>[Signature]</i>	9-22-87
CHIEF, LAND DEVELOPMENT DIVISION	DATE
<i>[Signature]</i>	9/23/87
CHIEF, BUREAU OF HIGHWAYS	DATE
<i>[Signature]</i>	9-24-87
CHIEF, BUREAU OF ENGINEERING	DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING	
<i>[Signature]</i>	9-17-87
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	DATE
NO.	REVISION

**TRACY, SCHULTE & ASSOCIATES INC.**  
planning • architecture • engineering

8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

*[Signature]*

OWNER: SECURITY DEVELOPMENT CORP PO BOX 417 ELLICOTT CITY MARYLAND 21043	PROJECT: <b>LONG GATE</b> SECTION 2 AREA 3 LOTS 288 THRU 326
DEVELOPER: SECURITY DEVELOPMENT CORP PO BOX 417 ELLICOTT CITY, MARYLAND 21043	LOCATION: 2ND ELECTION DISTRICT HOWARD COUNTY, MD TAX MAP NC 30 ZONING MAP NC 30 PARCEL 16
TITLE: ZB-813 8-87-11 P-87-41	TITLE SHEET
DATE APRIL 3, 1987	PROJECT NO 8705 R5D
DFS: JKT/JRS DRN CDT	SCALE 1" = 200' DRAWING 1 OF 7

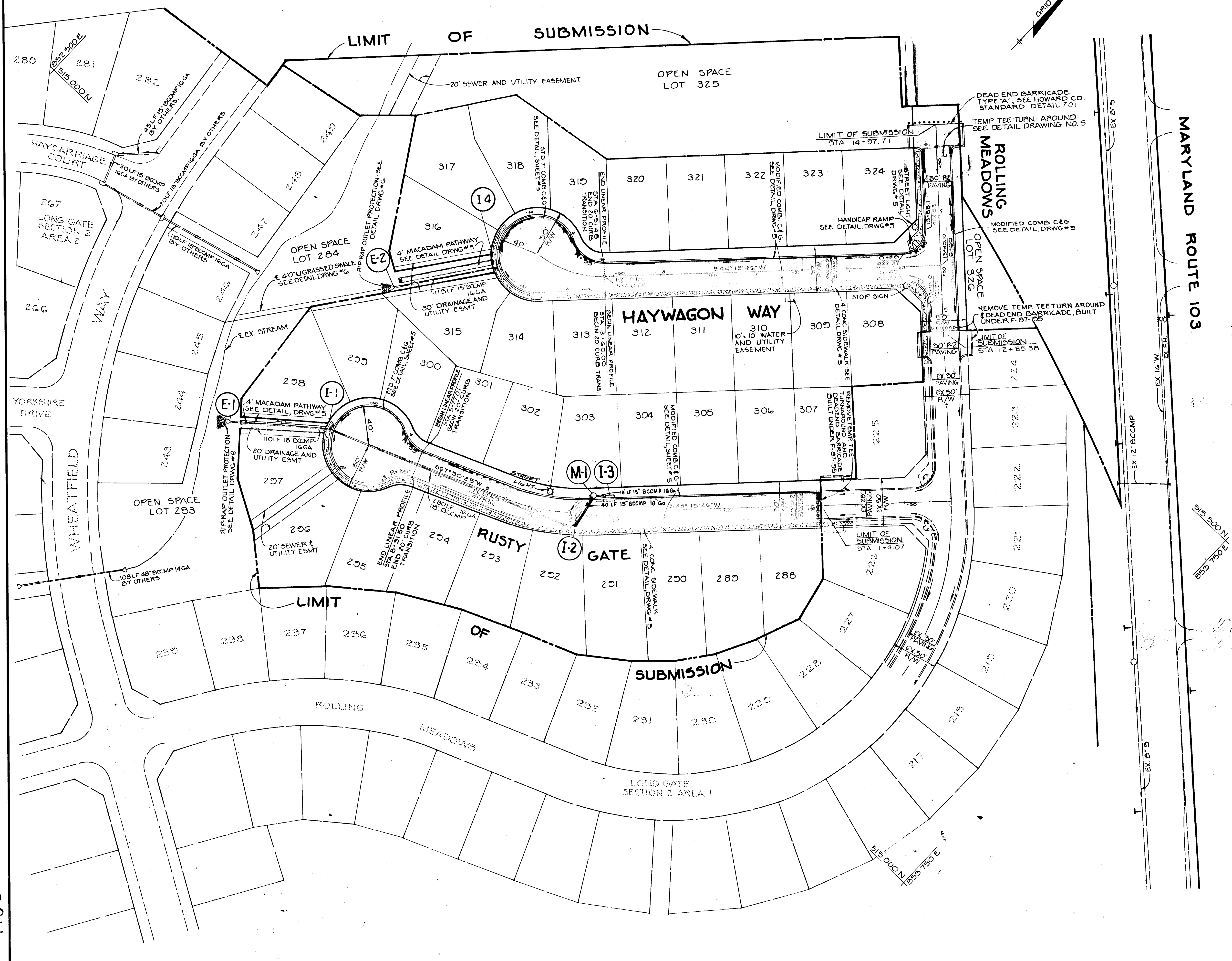
1162

PROPERTY OF  
THE LONG GATE VENTURE  
1496/806

± CURVE DATA  
RUSTY GATE  
± STA 3+93.22 TO ± STA 4+75.54  
Δ 23°34'59"  
R 200.00  
L 82.32  
T 41.75  
D 28°38'52"  
CHD 556°02'56"W, 61.74'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV IN	INV OUT	TOP ELEV	REMARKS
I-1	A-5	267 LP STA 7+00.68	387.07	386.88	392.14	HC STD SD 4.01
I-2	A-5	106 G7 LT OF ± STA 397.76	391.94	391.44	396.40	HC STD SD 4.01
I-3	A-10	106 G7 RT OF ± STA 3+05	--	--	397.12	HC STD SD 4.01
I-4	A-10	267 LP STA 4+87.18	--	397.80	402.83	HC STD SD 4.01
E-1	18" METAL	110 RT OF LP STA 4+87.18	301.51	301.35	--	HC STD SD 5.61
E-2	15" METAL	115 LT OF LP STA 7+00.68	389.89	389.74	--	HC STD SD 5.61
M-1	4" DIA. MANHOLE	18 RT OF ± STA 3+83 RUST GATE	--	--	±390.8	

NOTE: ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS C UNLESS OTHERWISE NOTED.  
\* ELEVATION AT RIM



APPROVED: HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS	1987
<i>Richard L. Jones</i> CHIEF, LAND DEVELOPMENT DIVISION	DATE
<i>David W. McLean</i> CHIEF, BUREAU OF HIGHWAYS	19/23/87 DATE
<i>Richard L. Jones</i> CHIEF, BUREAU OF ENGINEERING	9-24-87 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	9-17-87
<i>Richard L. Jones</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	DATE
7/13/89 ADD M-1 MOVE I-3	REVISION
NO	DATE

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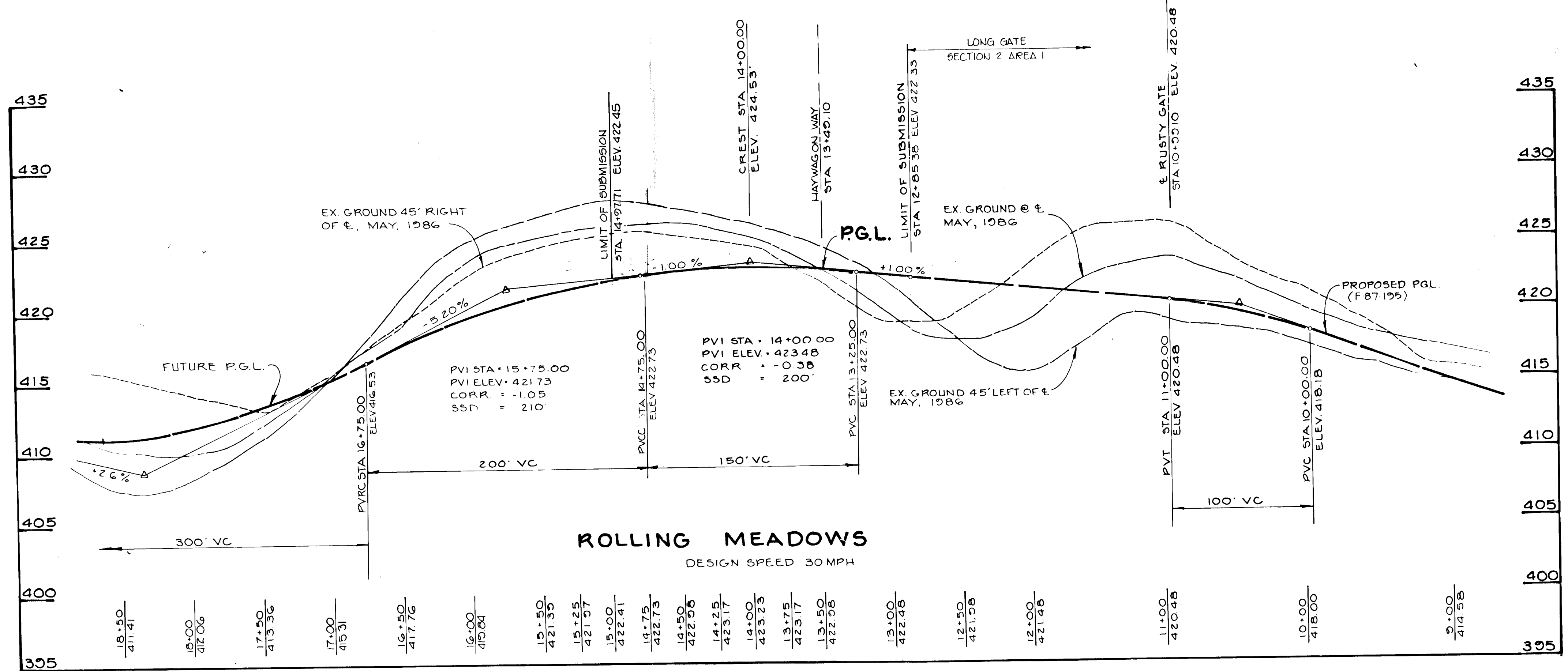
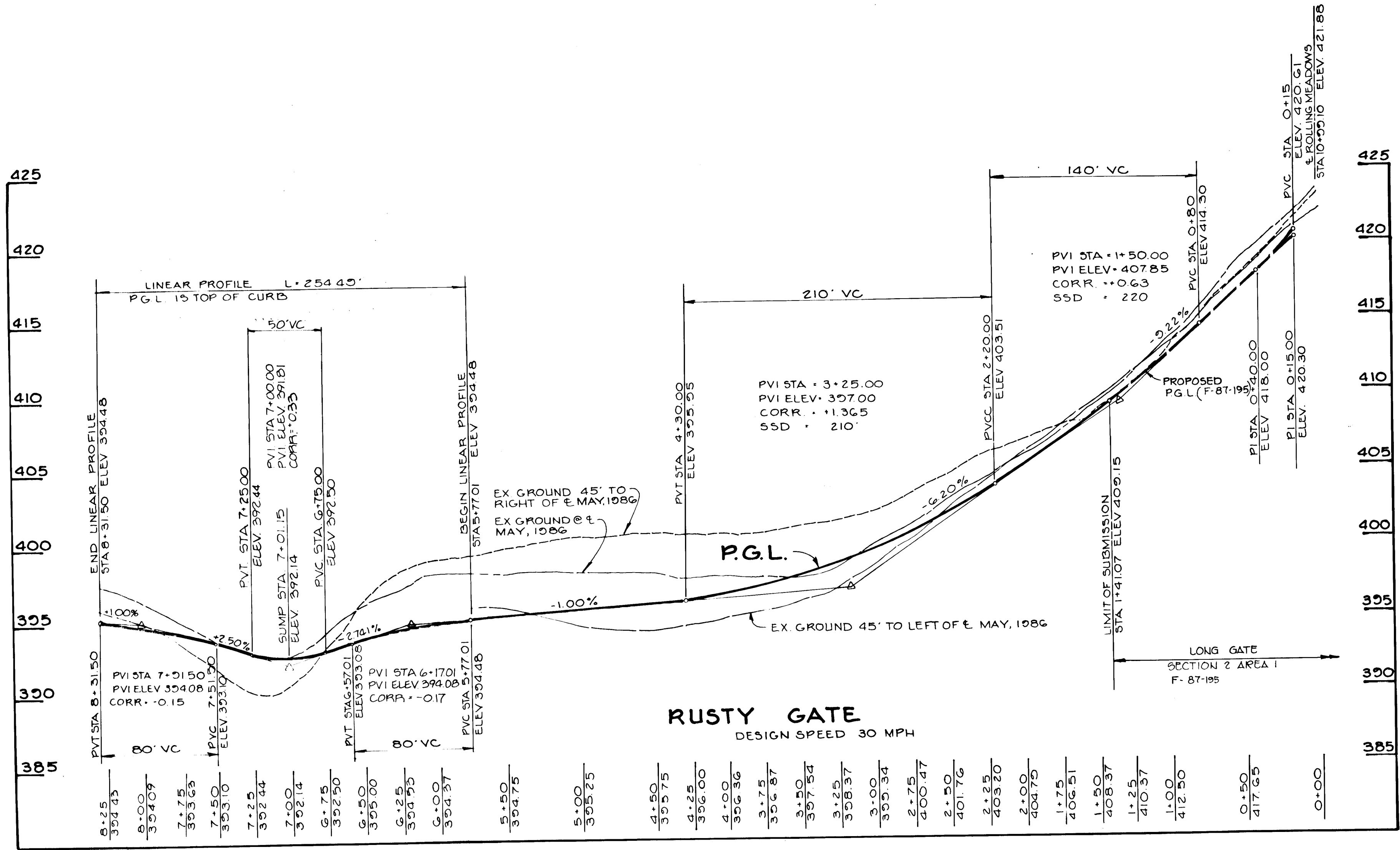
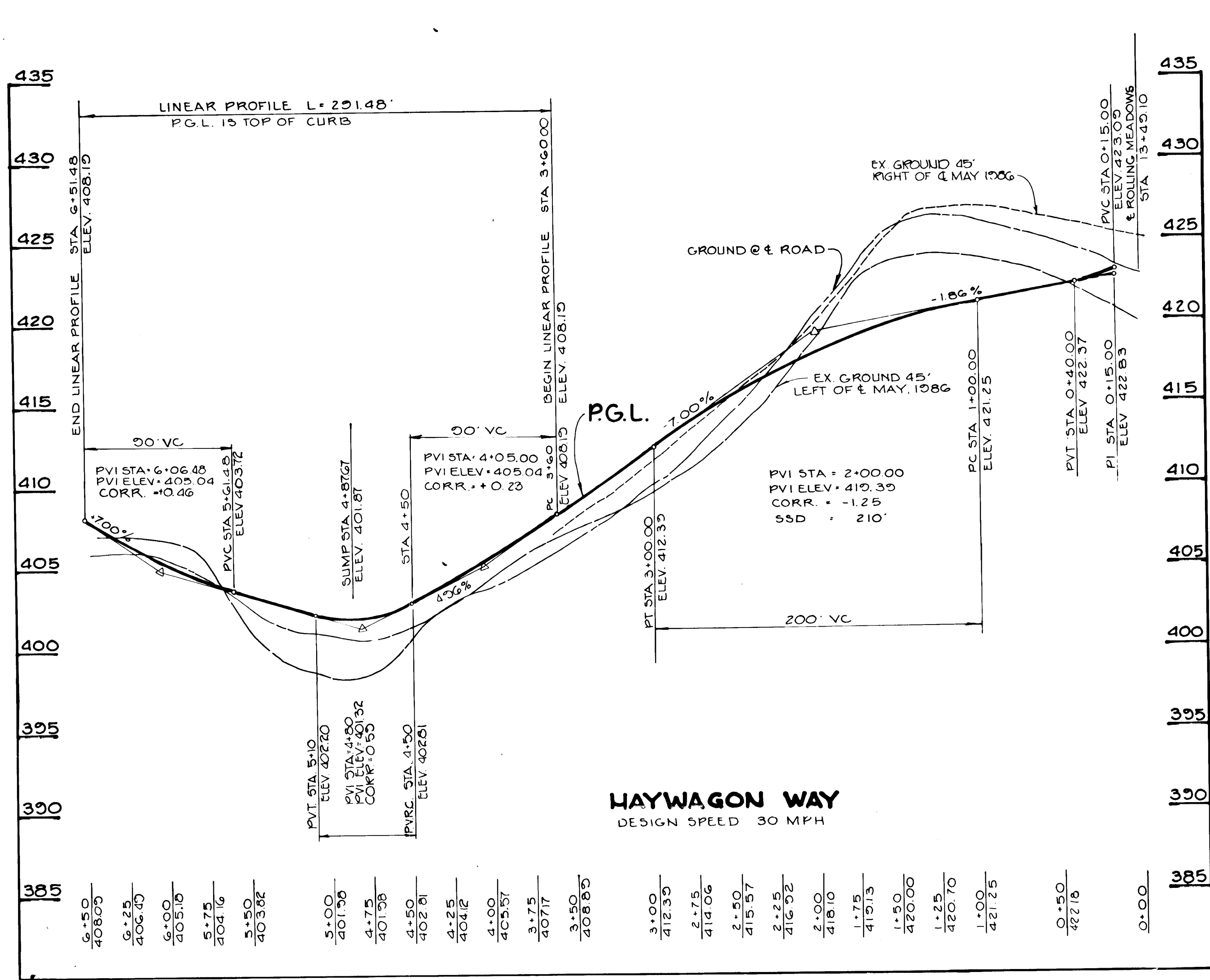
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

*Tracy Schulte*

OWNER SECURITY DEVELOPMENT CORP. PO BOX 417 ELICOTT CITY, MARYLAND 21043	PROJECT <b>LONG GATE</b> SECTION 2, AREA 2 LOTS 280 THRU 326
DEVELOPER SECURITY DEVELOPMENT CORP. PO BOX 417 ELICOTT CITY, MARYLAND 21043	LOCATION 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP NO. 30 ZONING MAP NO. 30 PARCEL 10
DES. R.J.W.	TITLE <b>PLAN OF ROLLING MEADOWS, HAYWAGON WAY &amp; RUSTY GATE</b> 2B-213M 5-87-11 P-87-44 DATE APRIL 3, 1987 PROJECT NO 8709 R5D
DRN JH/SAB	SCALE 1" = 50' DRAWING 2 OF 7

2911





APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 Chief, Land Development Division  
 DATE: 9-22-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 Chief, Division of Land Development and Zoning Administration  
 DATE: 9-17-87

NO	DATE	REVISION

**TRACY, SCHULTE & ASSOCIATES INC.**  
 planning • architecture • engineering  
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

OWNER: SECURITY DEVELOPMENT CORP  
 P.O. BOX 417  
 ELLICOTT CITY, MARYLAND 21043

PROJECT: **LONG GATE**  
 SECTION 2 AREA 3  
 LOTS 288 THRU 326

LOCATION: 2<sup>nd</sup> ELECTION DISTRICT, HOWARD COUNTY, MD  
 TAX MAP NO. 30 MAP NO. 30  
 PARCEL 1B

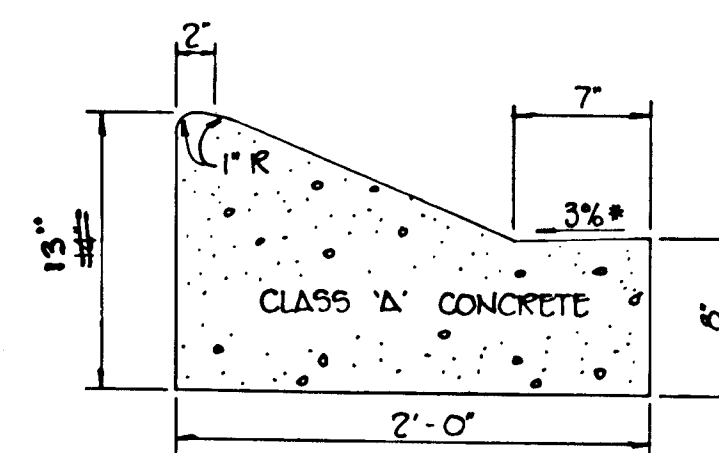
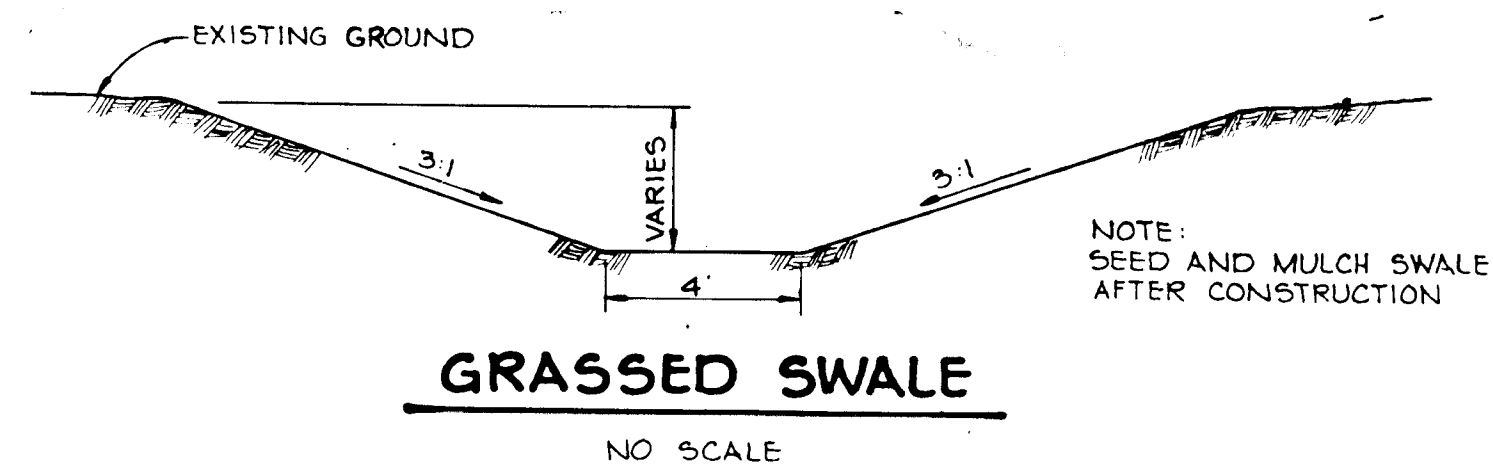
DEVELOPER: SECURITY DEVELOPMENT CORP  
 P.O. BOX 417  
 ELLICOTT CITY, MARYLAND 21043

TITLE: **ROAD PROFILE OF RUSTY GATE, HAYWAGON WAY AND ROLLING MEADOWS**

DATE APRIL 3, 1987 PROJECT NO 8700 RSD

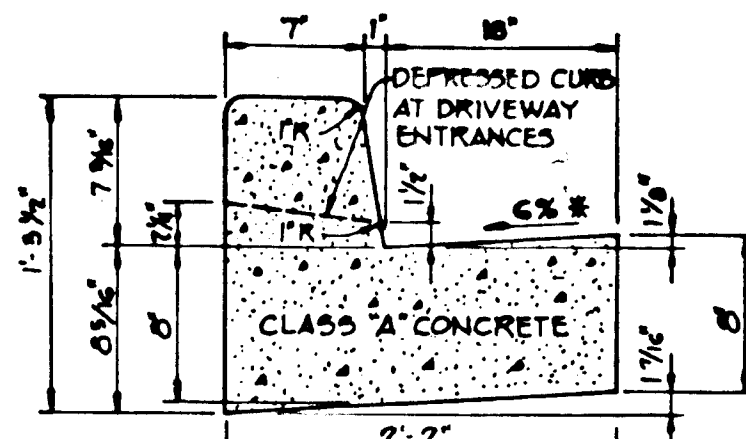
DES: R.J.W./CDT DRN: S.A.B. SCALE: HORIZ 1"=50' VERT 1"=5'

DRAWING 3 OF 7



HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)  
\* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF THE SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT

**MODIFIED COMBINATION CURB AND GUTTER**



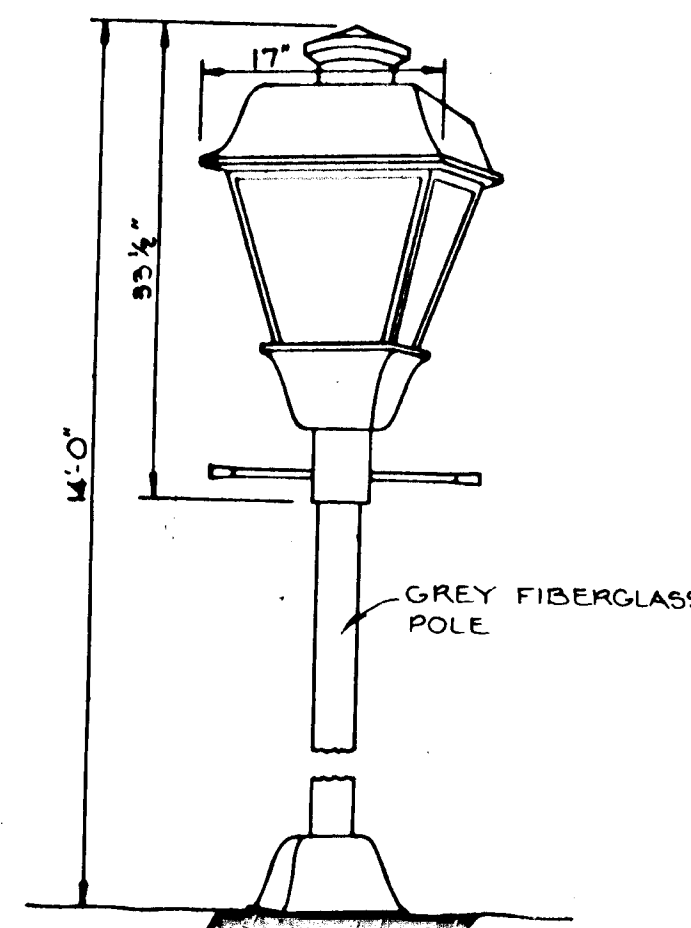
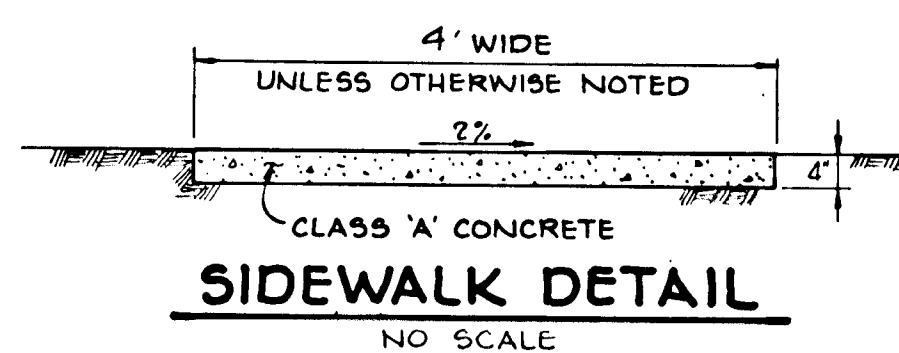
HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)

\* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

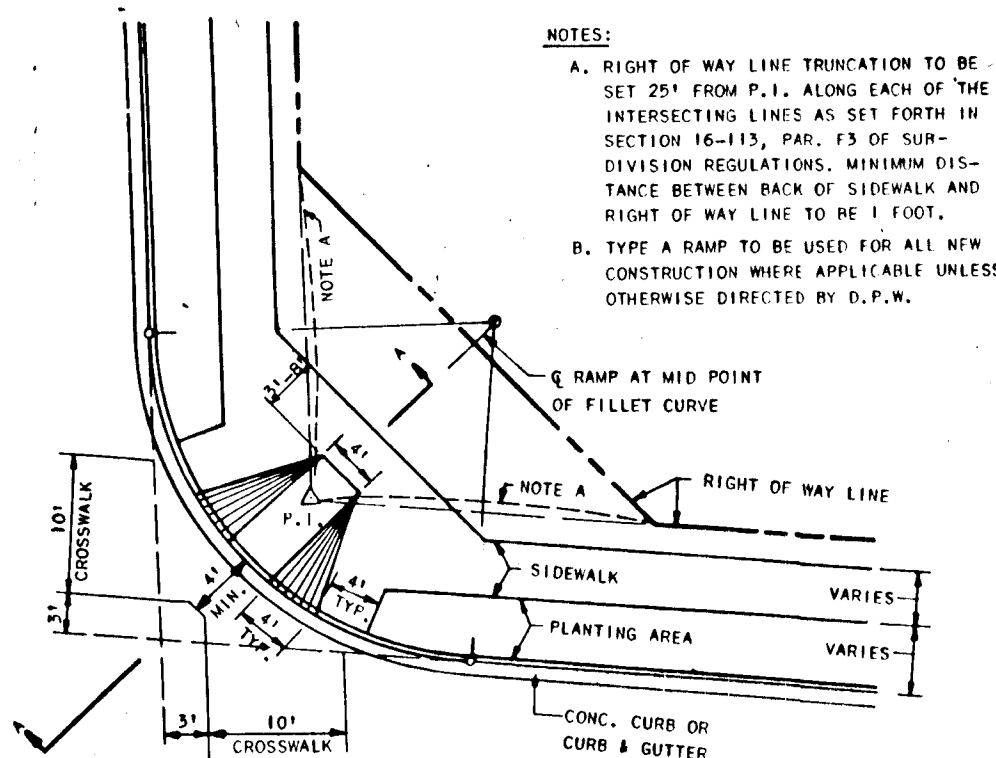
HAYWAGON WAY - LINEAR PROFILE ONLY  
RUSTY GATE - LINEAR PROFILE ONLY

**STANDARD 7" COMBINATION CURB AND GUTTER**

No Scale

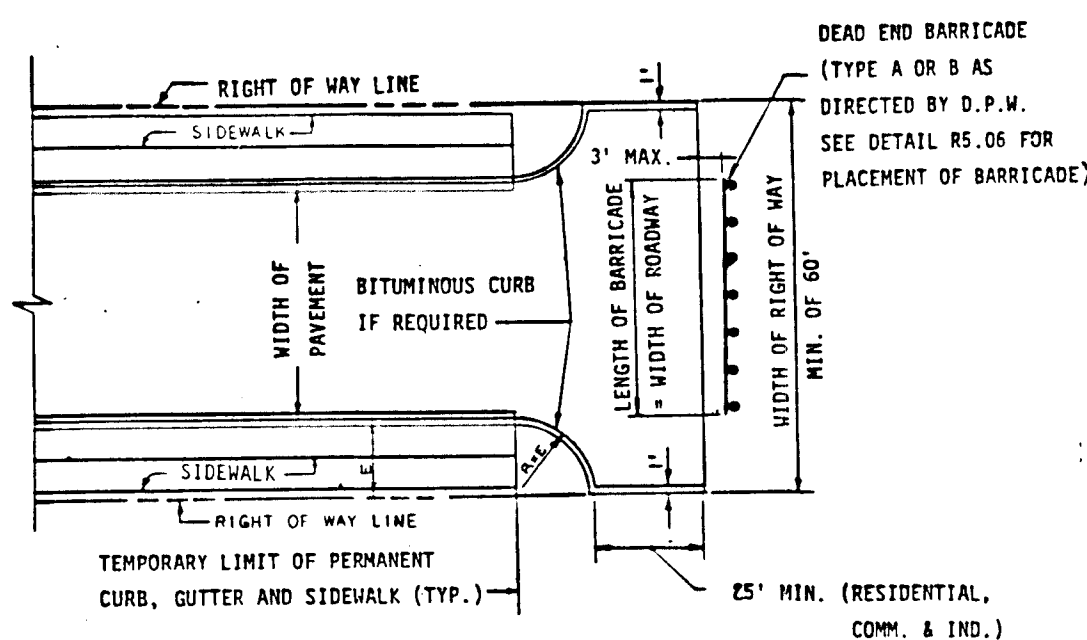


NOTE: ALL STREET LIGHT FIXTURES TO BE 175 WATT MERCURY TYPE WITH A MINIMUM OF 7700 LUMENS 14" HIGH WITH GRAY FIBERGLASS POLE AND DIRECTED DOWNWARD. LOCATIONS OF STREET LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS \*



**HANDICAPPED RAMP**

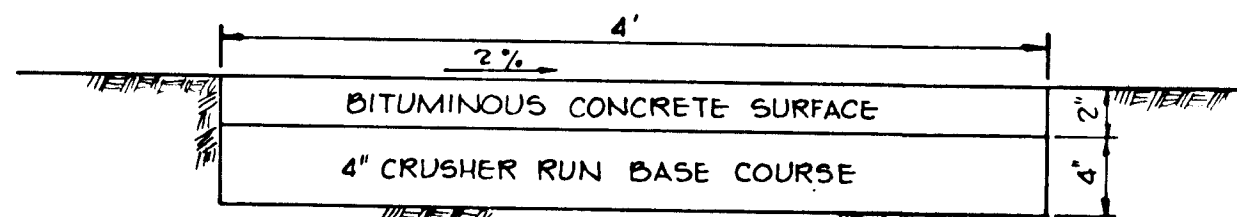
NO SCALE



- NOTES:
1. A TEE TURN-AROUND SHALL BE USED IN LIEU OF A CUL-DE-SAC ONLY IF THE STREET IS TO BE EXTENDED IN THE FUTURE.
  2. BITUMINOUS CURB SHALL EXTEND AROUND THE TEE TURN-AROUND IF AND AS REQUIRED TO CONTROL CURB DRAINAGE FROM THE ROADWAY SECTION.
  3. REFER TO STANDARD R-5.06 FOR TYPICAL ROADWAY PROFILE OF TEMPORARY LIMIT OF PAVING.
  4. FOR LOCAL ROADS, PROVIDE 5' REVERSIBLE EASEMENT EACH END OF THE TEE.
  5. PROVIDE EASEMENTS AS REQUIRED FOR PLACEMENT OF BARRICADE AND ANY NECESSARY GRADING (SEE DETAIL RS.06)

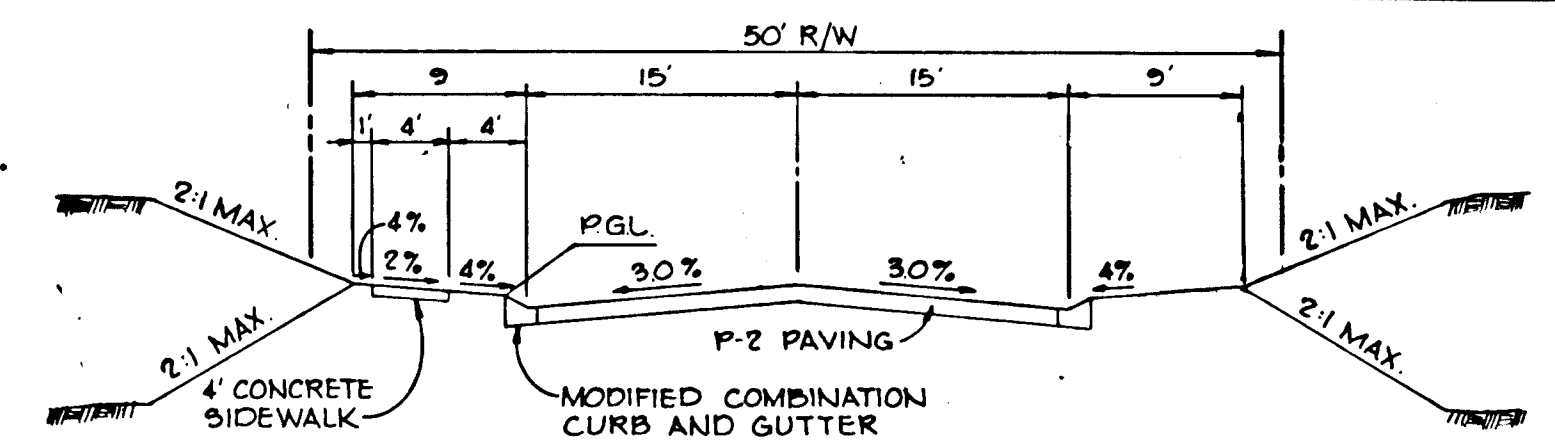
**TEMP. TEE TURNAROUND**

NO SCALE

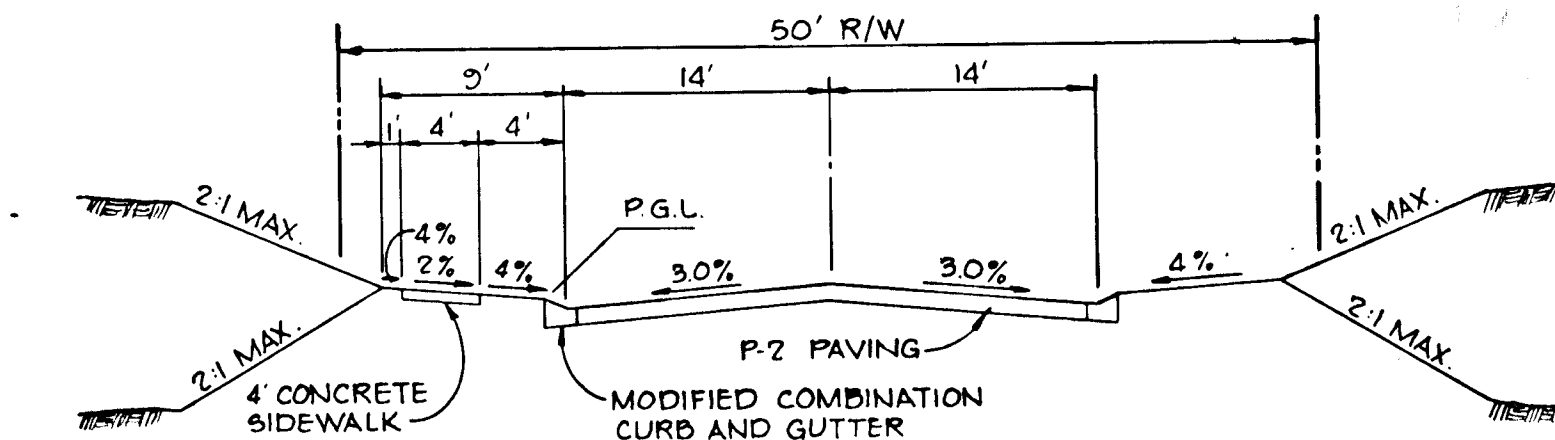


**MACADAM PATHWAY DETAIL**

NO SCALE



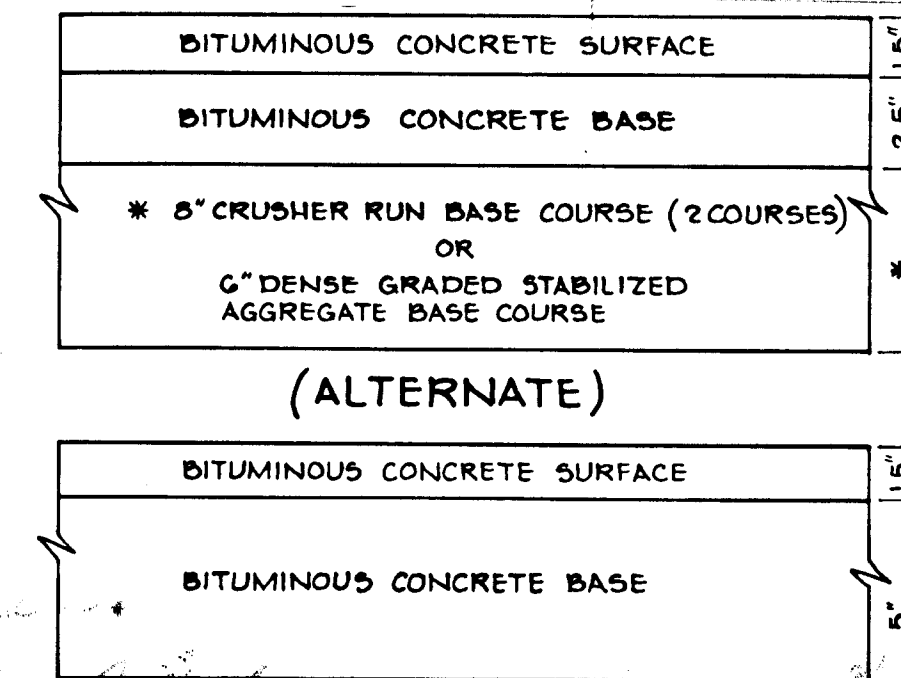
ROLLING MEADOWS WAY - £ STA 12+85.30 TO £ STA 14+97.71  
CLASSIFICATION - LOCAL STREET  
DESIGN SPEED - 30 MPH  
ZONING - R-5C



RUSTY GATE - £ STA 1+41.07 TO £ STA 5+77.01  
HAYWAGON WAY - £ STA 0+00 TO £ STA 3+60.00  
CLASSIFICATION - CUL-DE-SAC  
DESIGN SPEED - 30 MPH  
ZONING - R-5C

**TYPICAL SECTION**

NO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)

ROLLING MEADOWS  
RUSTY GATE  
HAYWAGON WAY

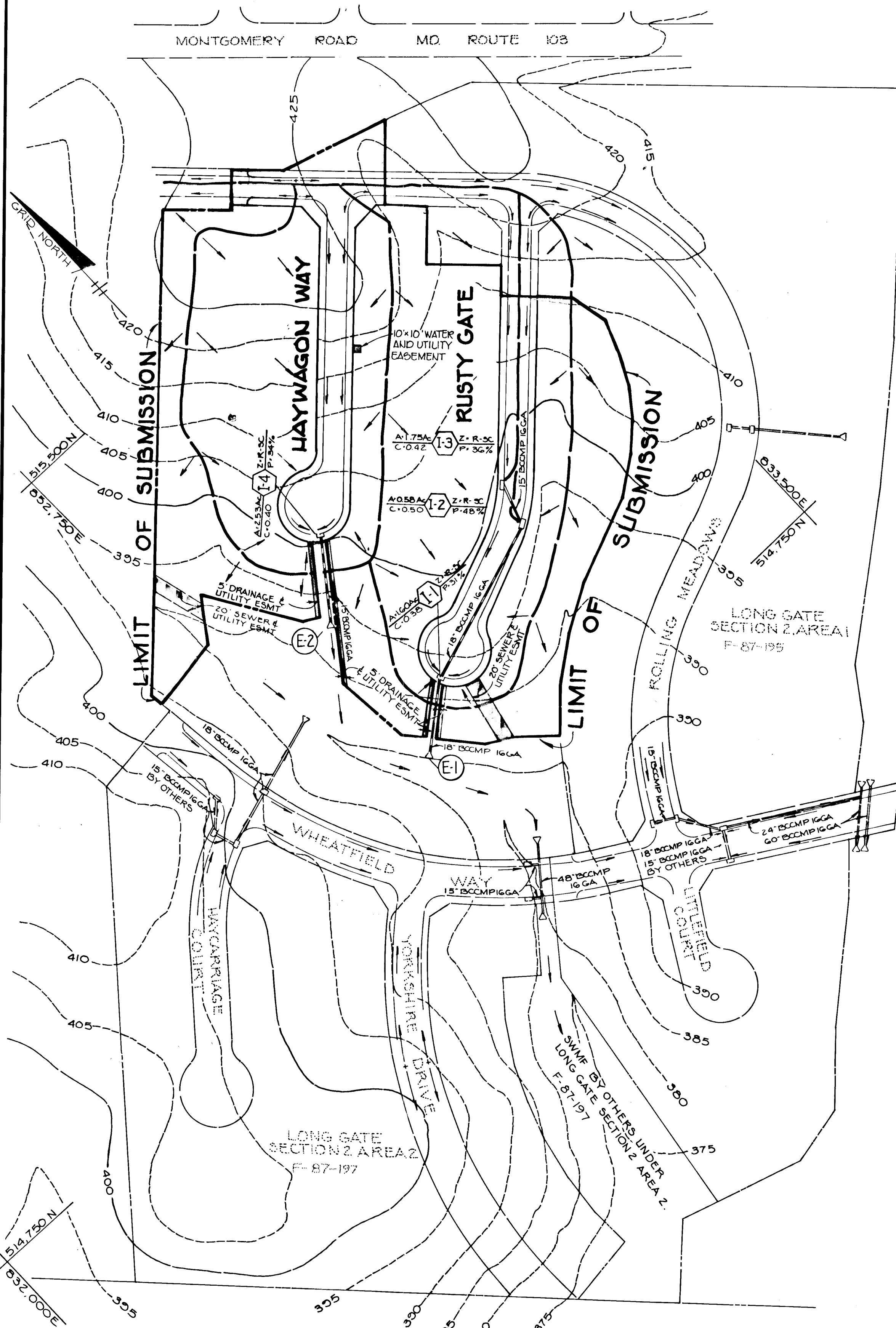
**6 1/2" PAVING, P-2**

NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 CHIEF, LAND DEVELOPMENT DIVISION *W. W. W. W.* 9-22-87  
 CHIEF, BUREAU OF HIGHWAYS *W. W. W. W.* 9/23/87  
 CHIEF, BUREAU OF ENGINEERING *W. W. W. W.* 9-24-87  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION *J. W. W. W.* 9-17-87

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OWNER: SECURITY DEVELOPMENT CORP. P.O. BOX 417, ELLICOTT CITY, MARYLAND 21043  
 PROJECT: LONG GATE SECTION 2, AREA 3, LOTS 288 THRU 326  
 LOCATION: PARCEL 18, TAX MAP 30, ZONING MAP 30, 2nd ELECTION DISTRICT, HOWARD COUNTY, MD.  
 DEVELOPER: SECURITY DEVELOPMENT CORP. P.O. BOX 417, ELLICOTT CITY, MARYLAND 21043  
 TITLE: DETAILS & DRAINAGE AREA MAP  
 DATE: APRIL 3, 1987  
 PROJECT NO: 8705 R01D  
 SCALE: AS SHOWN  
 DRAWING: 4 OF 7

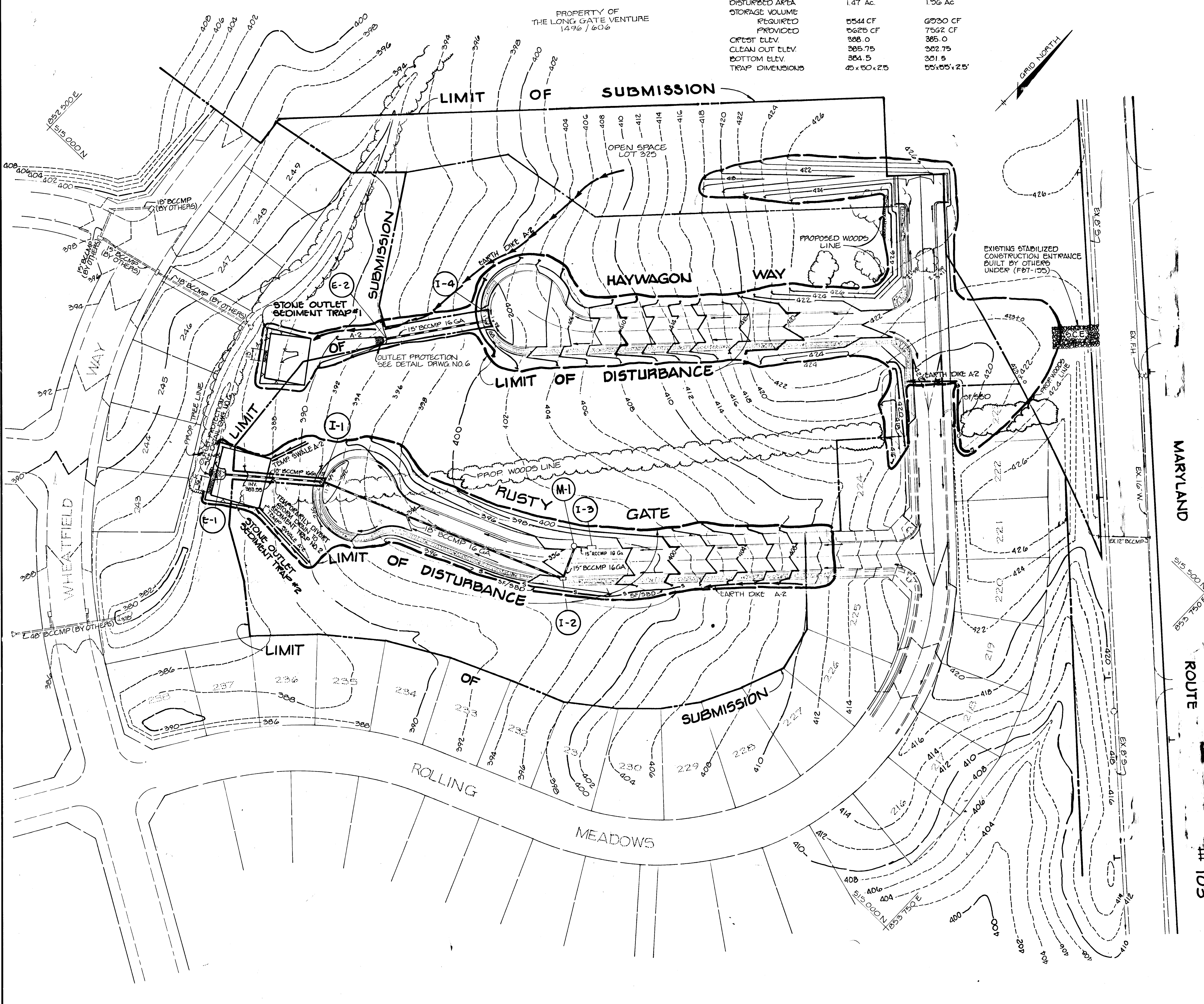


**DRAINAGE AREA MAP**  
SCALE 1" = 100'



STONE OUTLET SEDIMENT TRAP DATA

	TRAP #1	TRAP #2
DRAINAGE AREA	3.05 AC.	3.85 AC.
DISTURBED AREA	1.47 AC.	1.56 AC.
STORAGE VOLUME		
REQUIRED	5544 CF	6930 CF
PROVIDED	5625 CF	7562 CF
CREST ELEV.	388.0	385.0
CLEAN OUT ELEV.	385.75	382.75
BOTTOM ELEV.	384.5	381.5
TRAP DIMENSIONS	45' x 50' x 2.5'	55' x 55' x 2.5'



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."  
*James K. Tracy*  
 ENGINEER: JAMES K. TRACY, P.E. 5-21-87  
DATE

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."  
*James R. Marley, Jr.*  
 DEVELOPER: JAMES R. MARLEY, JR., PRESIDENT SECURITY DEVELOPMENT CORPORATION - PRESIDENT 5-21-87  
DATE

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS  
*James M. DeLoe*  
 U.S. SOIL CONSERVATION SERVICE 9-16-87  
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
*Stephen L. Huber*  
 HOWARD S.C.D. 9/16/87  
DATE

APPROVED-HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William W. ...*  
 CHIEF, LAND DEVELOPMENT DIVISION 9-22-87  
DATE

*Quarrelle W. ...*  
 CHIEF, BUREAU OF HIGHWAYS 9/24/87  
DATE

*William ...*  
 CHIEF, BUREAU OF ENGINEERING 9-24-87  
DATE

APPROVED-HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*John ...*  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION 9-17-87  
DATE

7/13/89 ADD M-1 MOVE I-3  
 NO. DATE REVISION

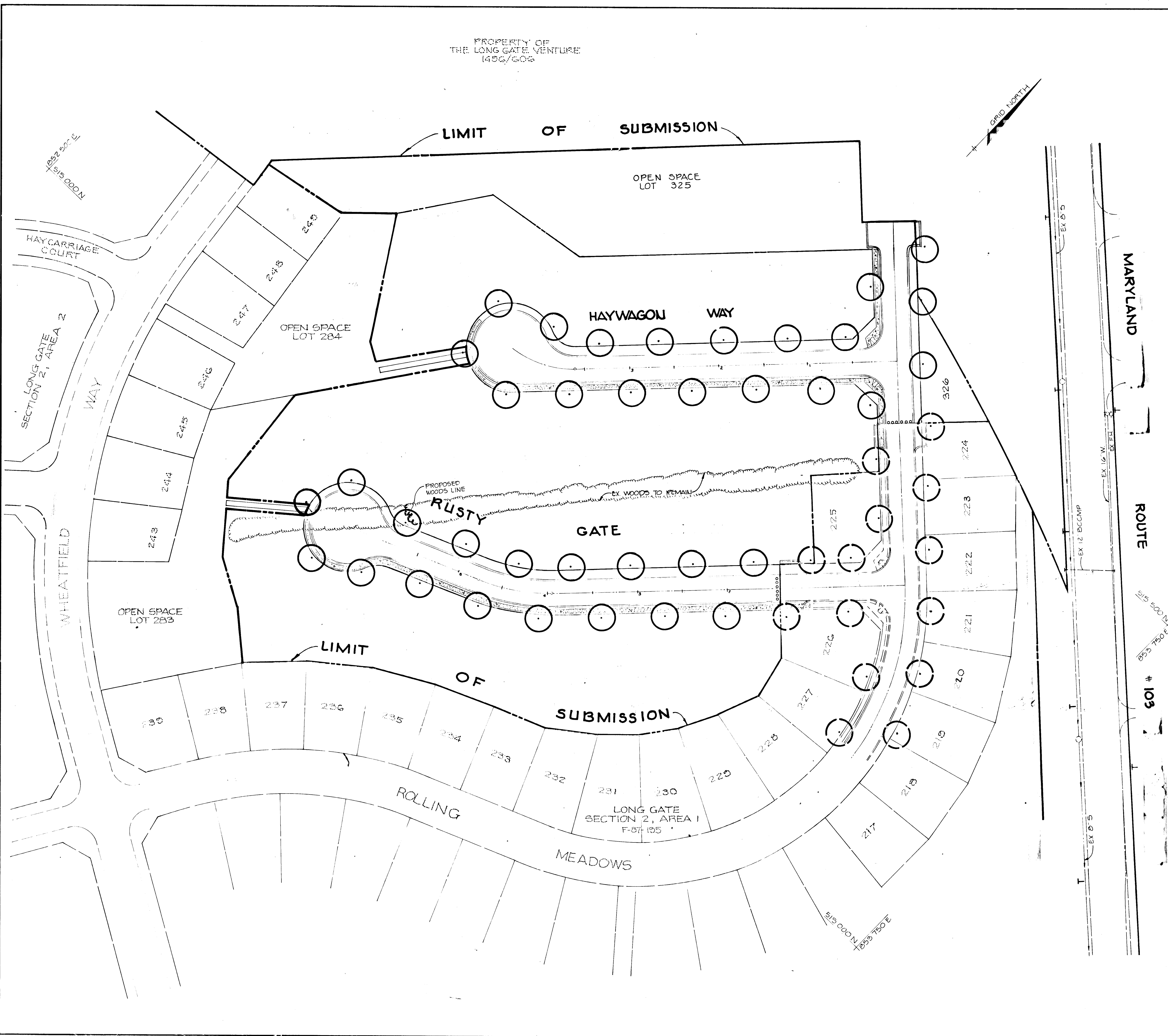
**TRACY, SCHULTE & ASSOCIATES INC.**  
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 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465 6105  
*James K. Tracy*

OWNER SECURITY DEVELOPMENT CORP. PO BOX 417 ELLICOTT CITY, MARYLAND 21043	PROJECT <b>LONG GATE</b> SECTION 2, AREA 3 LOTS 200THRU 326
DEVELOPER SECURITY DEVELOPMENT CORP. PO BOX 417 ELLICOTT CITY, MARYLAND 21043	LOCATION 2nd ELECTION DISTRICT HOWARD COUNTY MARYLAND TAX MAP NO. 30 ZONING MAP NO. 30 PARCEL 1B
DES RJW	DRN JH
TITLE <b>GRADING AND SEDIMENT CONTROL PLAN</b>	DATE APRIL 3, 1987 PROJECT NO 8709 RSD
SCALE 1" = 50'	DRAWING 5 OF 7





PROPERTY OF  
THE LONG GATE VENTURE  
1456/606

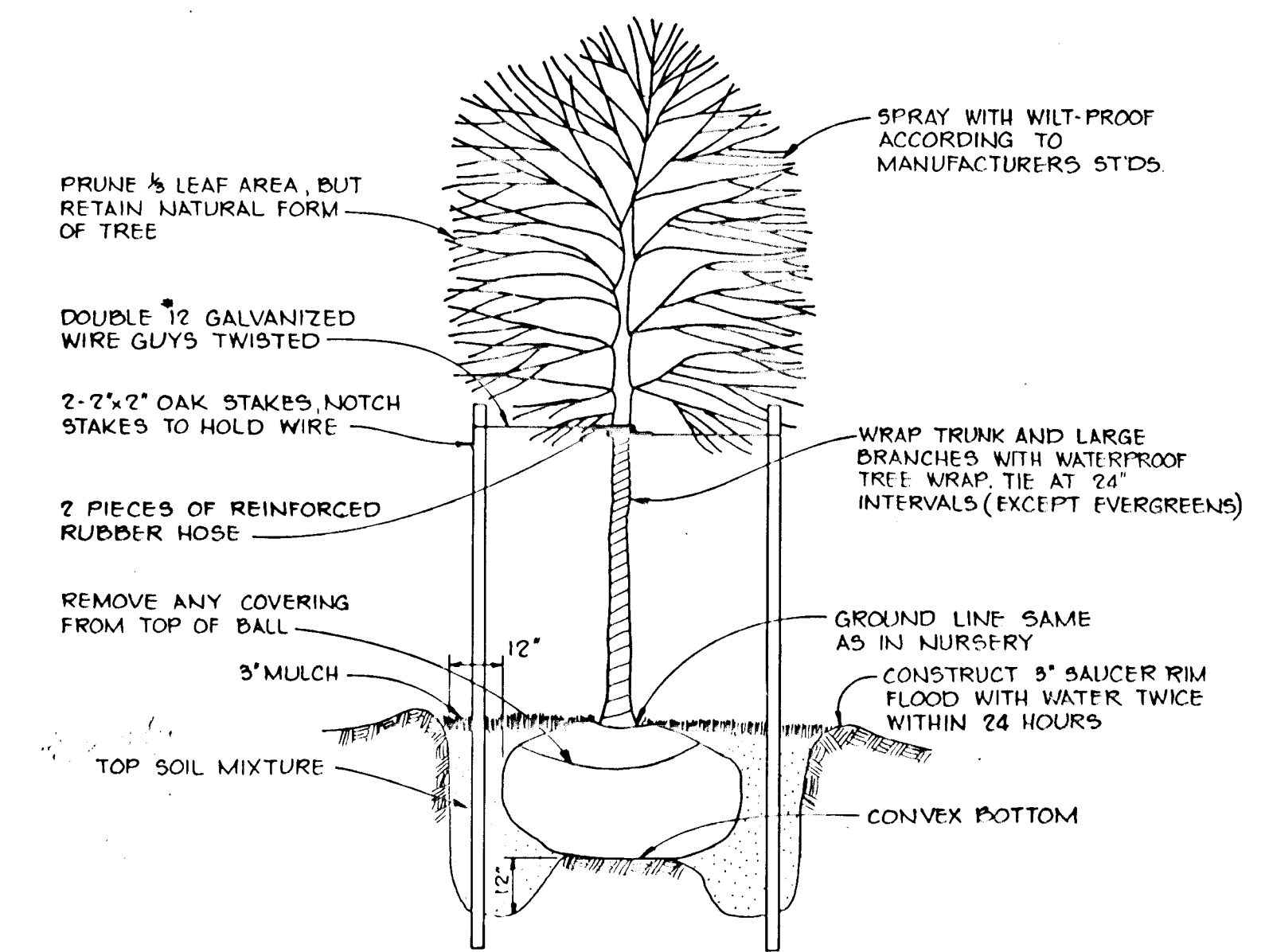


PLANT LIST			
SYMBOL	QUANTITY	NAME	REMARKS
○	9	ACER RUBRUM Red Maple	2 1/2 Min. Cal. BIB
	9	QUERCUS PALUSTRIS Pin Oak	FULL HEAD
	9	ACER SACCHARUM Sugar Maple	
	9	QUERCUS BOREALIS Red Oak	
<b>TOTAL</b>	<b>36</b>		

○ EX. STREET TREES INSTALLED UNDER F-87-105

☒ LENGTH OF PROPOSED ROADS = 1129.34 LF = 40' 28.73  
LENGTH OF LINEAR PROFILES = 545.97 = 80' 6.82

TOTAL REQUIRED = 35.55  
TOTAL PROVIDED = 36



**TREE PLANTING DETAIL**

NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Heidi...* 9-22-87  
CHIEF, LAND DEVELOPMENT DIVISION DATE

*Debra...* 9-24-87  
CHIEF, BUREAU OF HIGHWAYS ENGINEERING DATE

*Granville W. Welland* 9/24/87  
CHIEF, BUREAU OF ENGINEERING HIGHWAYS DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*Robert...* 9-17-87  
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

NO	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.  
planning • architecture • engineering

8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465 6105

OWNER SECURITY DEVELOPMENT CORP. PO BOX 417 ELLICOTT CITY, MARYLAND 21043	PROJECT <b>LONG GATE</b> SECTION 2, AREA 3 LOTS 288 THRU 326
DEVELOPER SECURITY DEVELOPMENT CORP. PO BOX 417 ELLICOTT CITY, MARYLAND 21043	TITLE <b>STREET TREE PLAN</b>
DES. PJW	DRN. JH
DATE APRIL 3, 1987	PROJECT NO 8709 RSD
SCALE 1" = 50'	DRAWING 7 OF 7