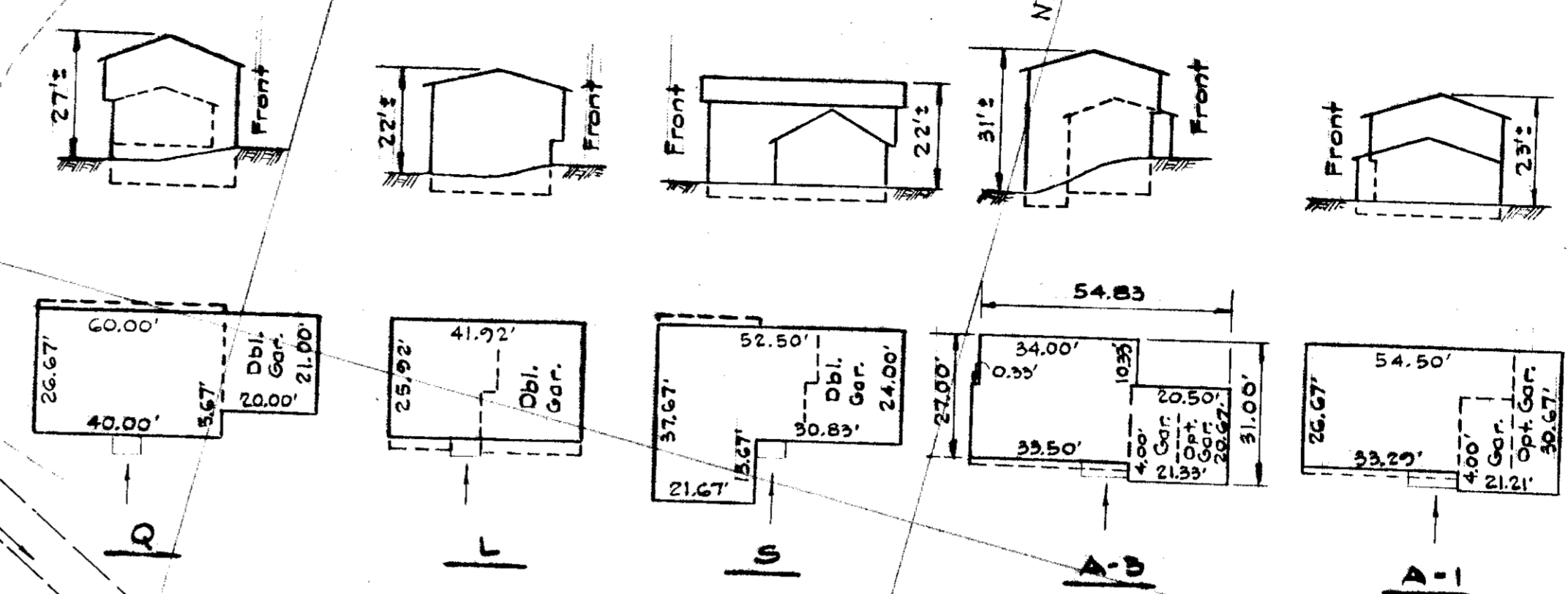
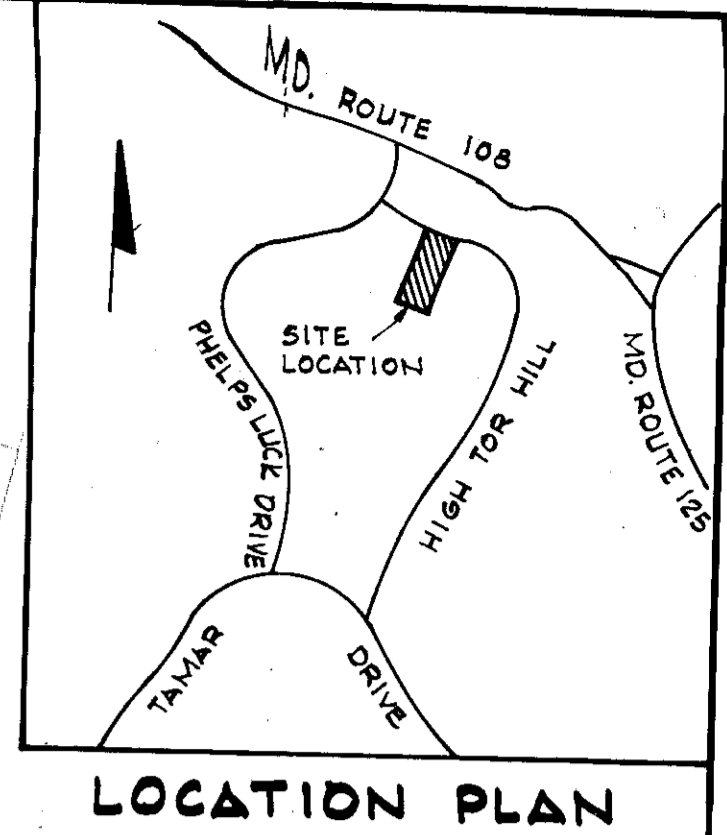


GENERAL NOTES

- All coordinates are based on Maryland State Grid System. Elevations are based on the U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
- The lots shown on this plan are covered by Final Development Plan Phase 77A recorded in Plat Book 20 Folios 95 to 117.
- The area covered in this submission is located on Tax Map No. 50.
- The total area included in this plan is 11.208 Acres.
- The land included in this plan is zoned New Town (S.F.M.D.).
- Building coverage varies from 10% to 24%.
- For bearings and distances of individual lot lines, see record plat recorded in Plat Book 18 Folio 51.
- All roadways shown are public and existing.
- Any damage to public right-of-way or paving must be corrected at Developers expense. All materials and construction shall be in accordance with the Howard County Road Construction Code and Standard Specifications.

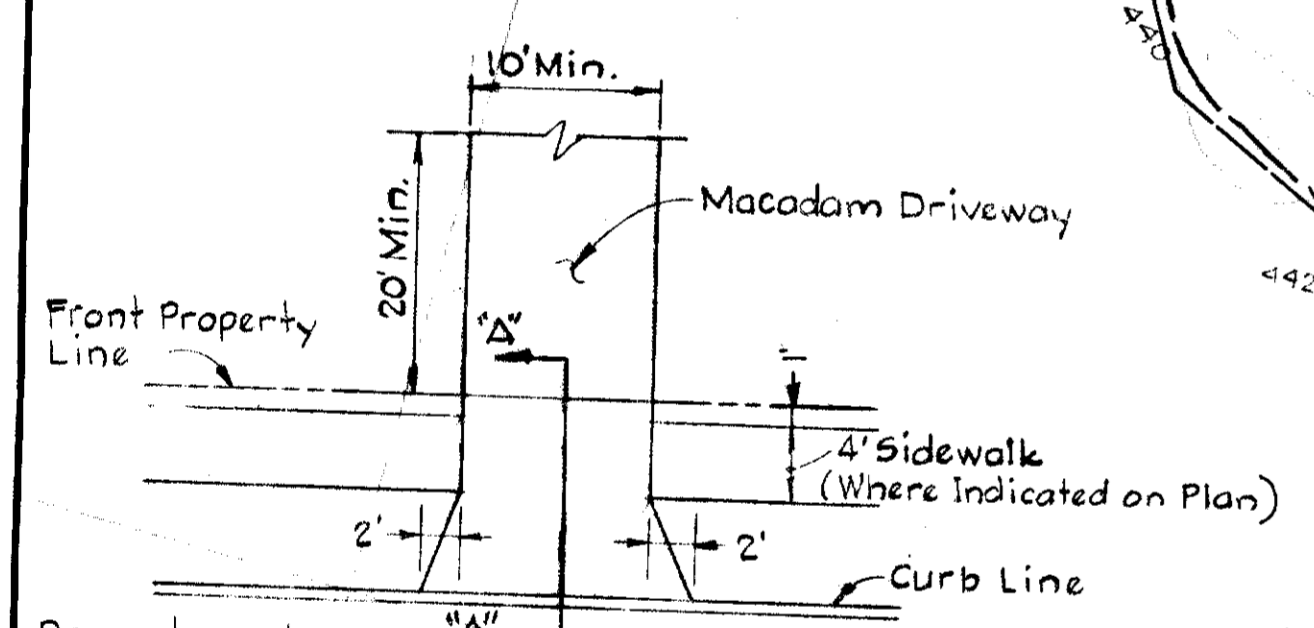
LEGEND

- Contour Interval 2 Ft.
- Existing Contours --- 450 ---
- Proposed Contours --- 450 ---
- Spot Elevations 50.5
- Direction of Drainage
- Yard Requirements:
Front 30' on 60' Wide Streets
20' on 50' Wide Streets
Side - 7.5' (Min.)
- 50 Year Flood Plain Elev. 480.0



TYPICAL BUILDING PLANS AND ELEVATIONS
No Scale

THIS SUBMISSION
CONSISTS OF 49 LOTS



SECTION "A"-A"
DRIVEWAY ABUTTING MOD. COMB. CURB & GUTTER
No Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 CHIEF BUREAU OF HIGHWAYS

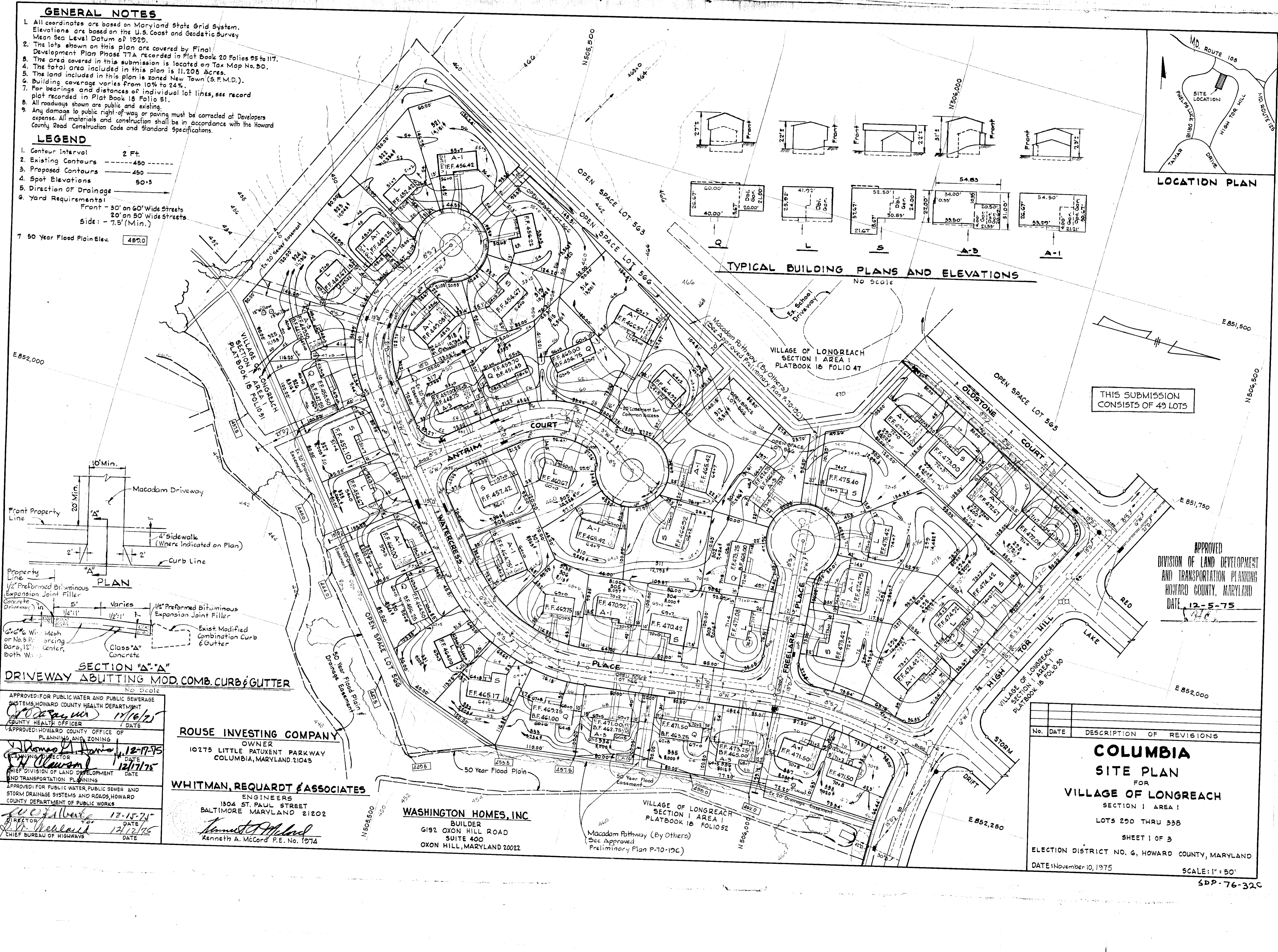
ROUSE INVESTING COMPANY
 OWNER
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21043

WHITMAN, REQUARDT & ASSOCIATES
 ENGINEERS
 1304 ST. PAUL STREET
 BALTIMORE MARYLAND 21202

WASHINGTON HOMES, INC.
 BUILDER
 6192 OXON HILL ROAD
 SUITE 400
 OXON HILL, MARYLAND 20022

APPROVED
 DIVISION OF LAND DEVELOPMENT
 AND TRANSPORTATION PLANNING
 HOWARD COUNTY, MARYLAND
 DATE: 12-5-75

No.	DATE	DESCRIPTION OF REVISIONS
COLUMBIA SITE PLAN FOR VILLAGE OF LONGREACH SECTION I AREA I LOTS 290 THRU 338 SHEET 1 OF 3 ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND DATE: November 10, 1975 SCALE: 1" = 50' SDP-76-32C		



GENERAL NOTES

- All coordinates are based on Maryland State Grid System. Elevations are based on the U.S. Coast and Geodetic Survey Mean Sea Level Datum of 1929.
- The lots shown on this plan are covered by Final Development Plan Phase 77A recorded in Plat Book 20 Folios 93 to 117.
- The area covered in this submission is located on Tax Map No. 50.
- The total area included in this plan is 11.208 Acres.
- The land included in this plan is zoned New Town (S.F.M.D.).
- Building coverage varies from 10% to 24%.
- For bearings and distances of individual lot lines, see record plat recorded in Plat Book 18 Folio 51.

LEGEND

- Contour Interval 2 Ft.
- Existing Contours - - - - - 450
- Proposed Contours - - - - - 450
- Spot Elevations 50.5
- Direction of Drainage →
- Yard Requirements:
Front - 30' on 60' Wide Streets
20' on 50' Wide Streets
Side - 7.5' (Min.)

CERTIFICATION BY THE BUILDER

"I certify that all development and/or construction will be done according to this plan of development and this plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as one deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District."

John A. Notus 10-6-75
Executive Vice-President Date

CERTIFICATION BY THE ENGINEER

"I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based upon 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 10-6-75
KENNETH A. MCCORD - P.E. 1974 Date

Earth Diversion Dike of Stone Filter, min. 3 Ft. height. See Detail, Sheet 30A3

Earth Diversion Dike min. 2 ft. height. See Detail Sheet 30A3

Earth Diversion Dike, minimum 2 ft. height. See Detail Sheet 30A3

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
William W. Micks
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
James A. Harris 12-16-75
PLANNING DIRECTOR DATE
John Clewley 12/17/75
CHIEF DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Robert D. Nelson 12-15-75
DIRECTOR DATE

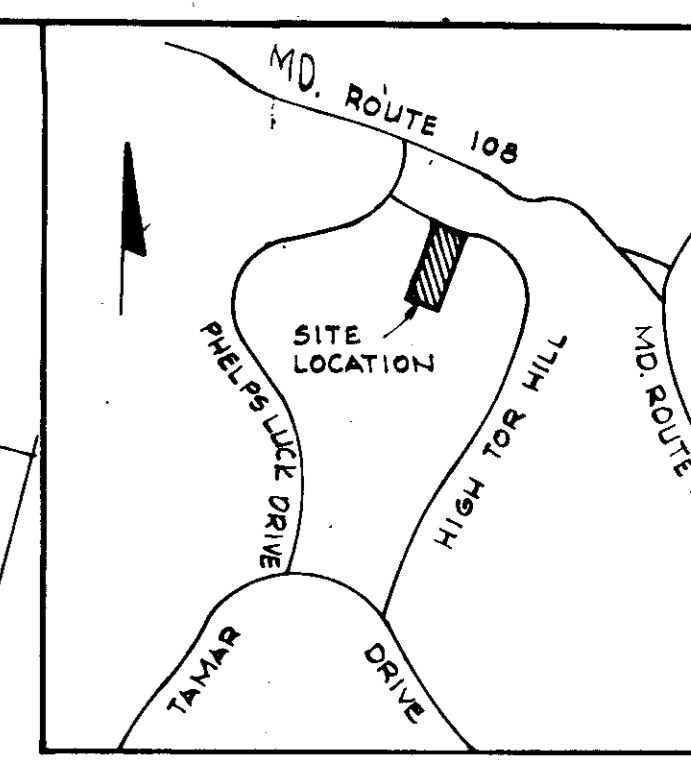
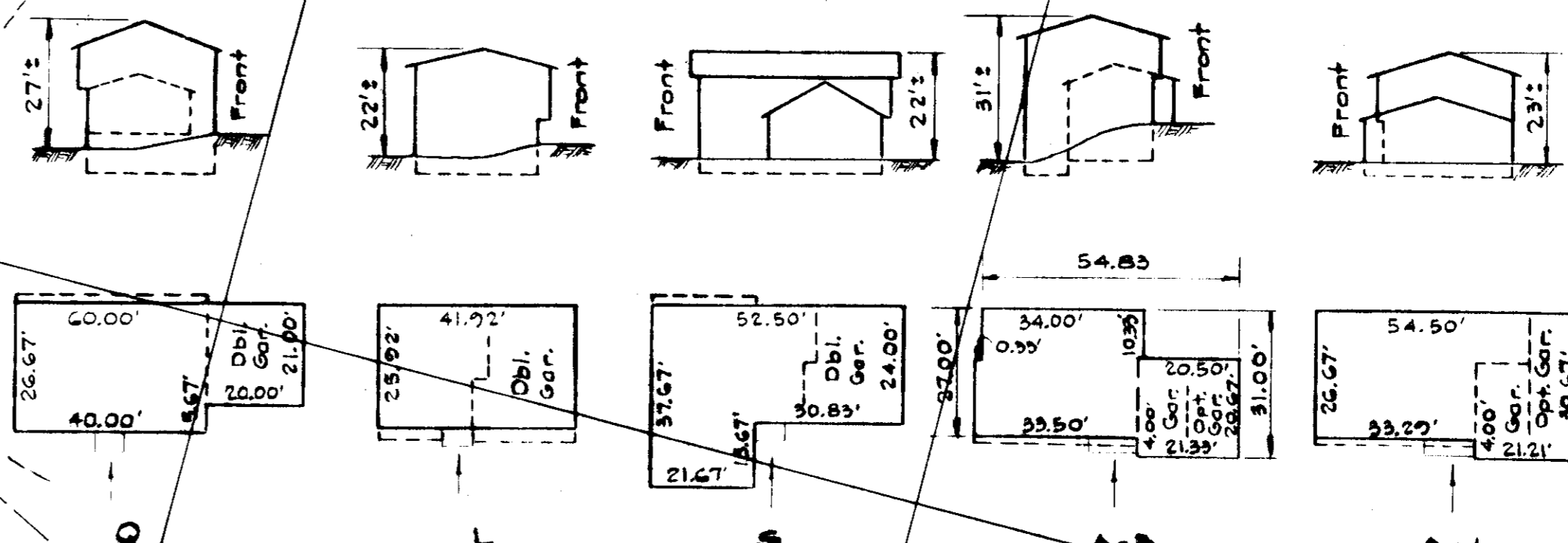
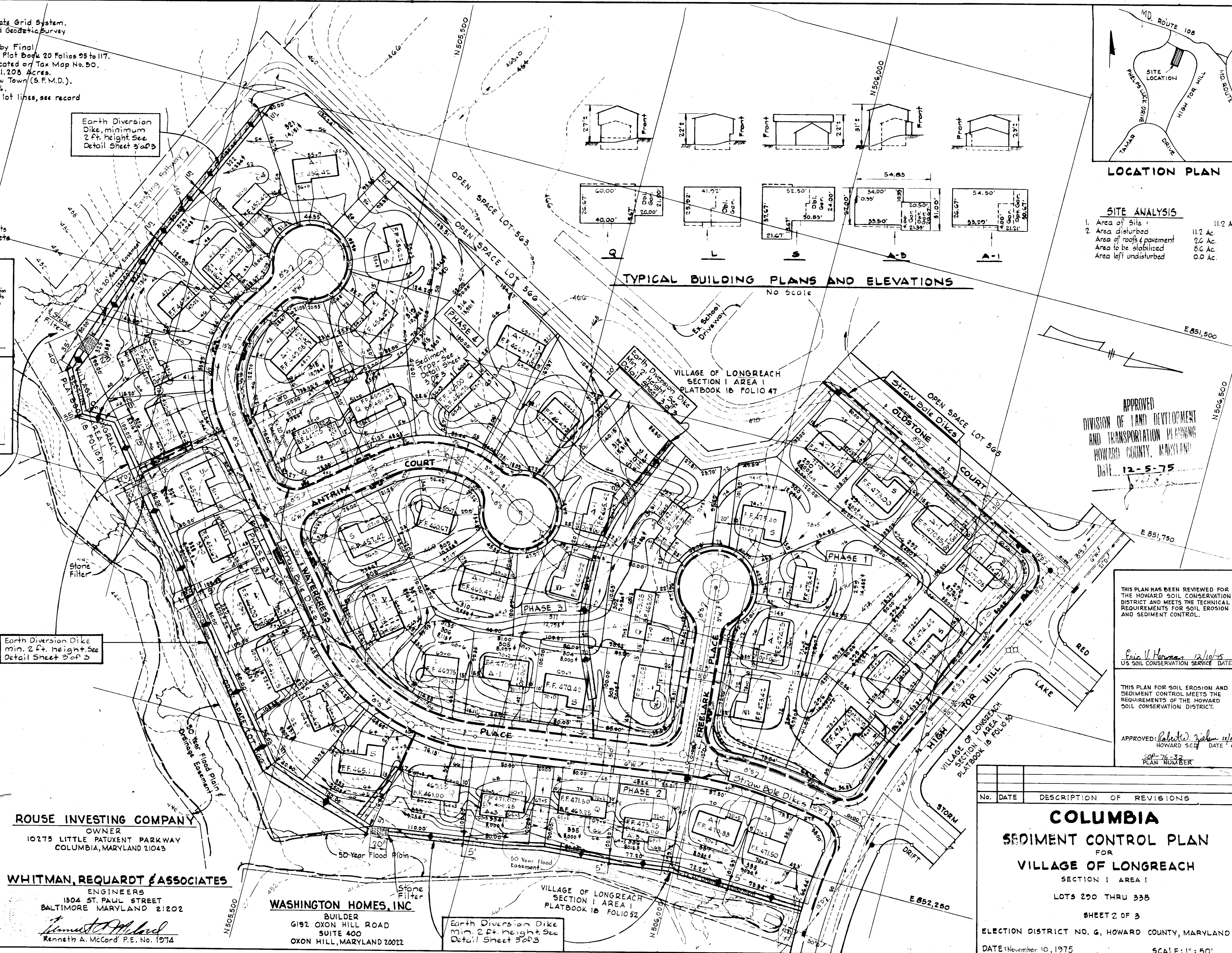
W. Neeland 12/12/75
CHIEF BUREAU OF HIGHWAYS DATE

ROUSE INVESTING COMPANY
OWNER
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
1304 ST. PAUL STREET
BALTIMORE MARYLAND 21202

WASHINGTON HOMES, INC.
BUILDER
6192 OXON HILL ROAD
SUITE 400
OXON HILL, MARYLAND 20022

Earth Diversion Dike min. 2 ft. height. See Detail Sheet 30A3



SITE ANALYSIS

1. Area of Silt:	11.2 Ac.
2. Area disturbed:	2.6 Ac.
Area of roofs & pavement:	5.6 Ac.
Area to be stabilized:	0.0 Ac.
Area left undisturbed:	0.0 Ac.

APPROVED
DIVISION OF LAND DEVELOPMENT
AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 12-5-75

THIS PLAN HAS BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Eric V. Horner 12/10/75
US SOIL CONSERVATION SERVICE DATE

THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL MEETS THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

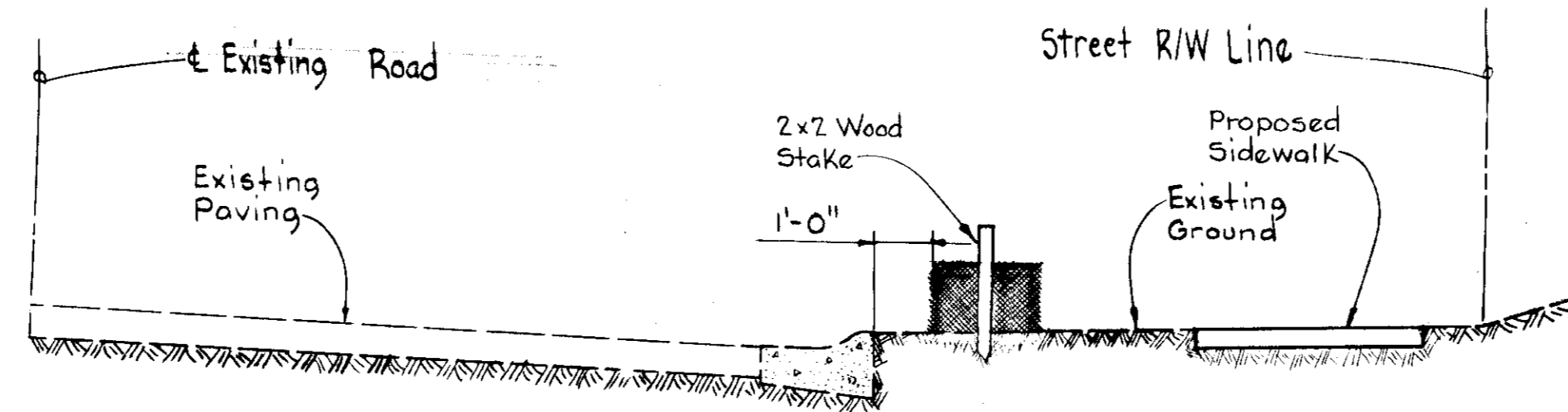
APPROVED: *Robert D. Nelson* 12/17/75
HOWARD SOIL CONSERVATION DISTRICT DATE
SDP-76-32
PLAN NUMBER

No.	DATE	DESCRIPTION OF REVISIONS

COLUMBIA
SEDIMENT CONTROL PLAN
FOR
VILLAGE OF LONGREACH
SECTION 1 AREA 1
LOTS 290 THRU 338
SHEET 2 OF 3
ELECTION DISTRICT NO. 6, HOWARD COUNTY, MARYLAND
DATE: November 10, 1975
SCALE: 1" = 50'

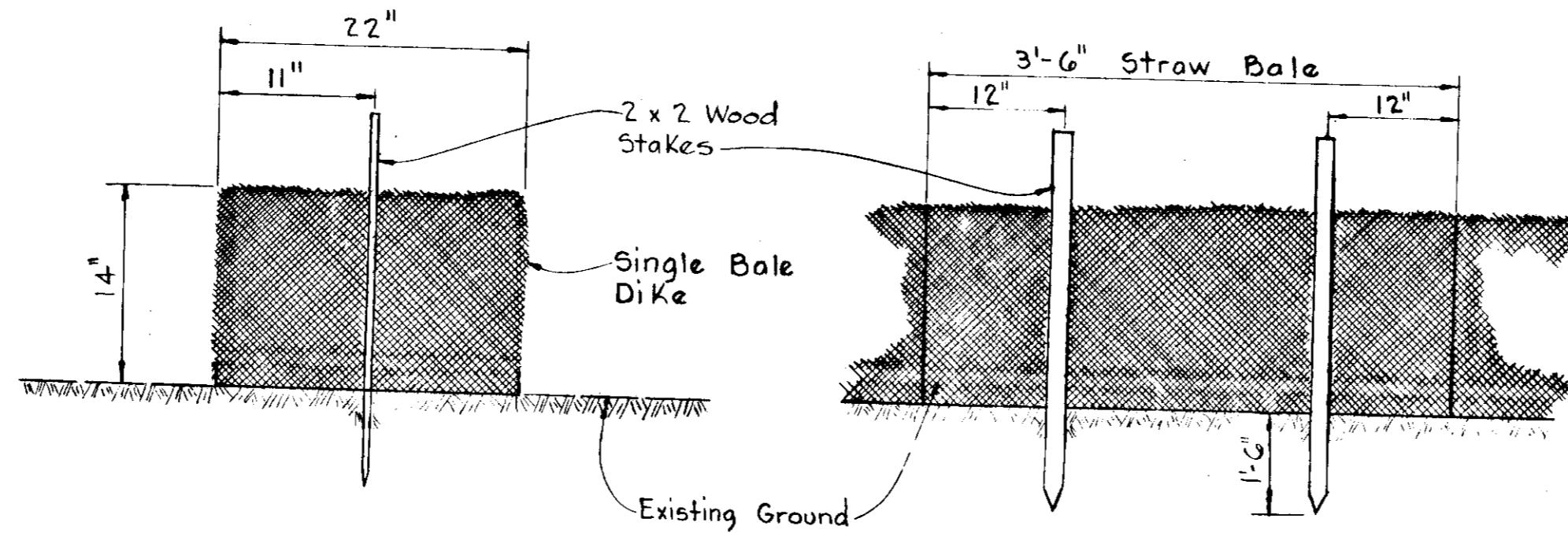
SEDIMENT CONTROL NOTES

1. Prior to starting grading the contractor shall give 24 hrs notice to the Howard Soil Conservation District and the Howard County Bureau of Licenses, Inspections, and Permits.
2. All sediment control measures must be constructed and stabilized according to notes 4 & 5 prior to any other grading on the site.
3. No temporary sediment control structure may be removed or destroyed without approval of the Howard County Soil Conservation District.
4. All areas to be seeded temporarily shall receive Italian rye grass at the rate of 40#/acre. Sow with mechanical spreader, rake minimum of two (2) passes with "York Rake", cover and compact with cultipacker. Surface preparation to include ground limestone over topsoil surface area at the rate of One Ton/Acre, (50#/1000²); commercial fertilizer (5-10-10) at the rate of 1/2 Ton/Acre (25#/1000²).
5. Mulch areas with straw at rate of 50#/1000² or One Ton/Acre. Anchor with asphalt at rate of 480 Gallons/Acre. Drainage swales with slopes greater than 2% will be mulched as stated but the mulch in the center of the channel will be anchored with plastic netting 1/2" according to manufacturers recommendations.
6. All earthwork stockpiles that will not be disturbed for 4 months or longer, shall immediately after piling be fertilized, limed and seeded with annual Rye grass at the rate of 1#/1000², and mulched according to note 5.
7. Earthen Dikes shall be stabilized immediately after construction of same according to notes 4 & 5. Drainage swales shall be stabilized according to Permanent Seeding note below.
8. No Ingress or Egress is allowed along Oldstone Court and High Tor Hill during grading construction. Where access is decided upon, the grading contractor shall provide a 20' wide, 50' long, and 8 inch in depth stone entrance road from the paved street. The grading contractor shall keep all paved street surfaces free of soil accumulation that may be caused by the grading operation and traffic.
9. The straw bale dikes, earthen dikes, stone filters and the inlet sediment trap must be maintained throughout the construction duration or on a daily basis.
10. All straw bale dikes which are removed for sidewalk and utility access and construction shall be replaced at the end of each working day and after completion of the work by the sidewalk and/or utility contractors.

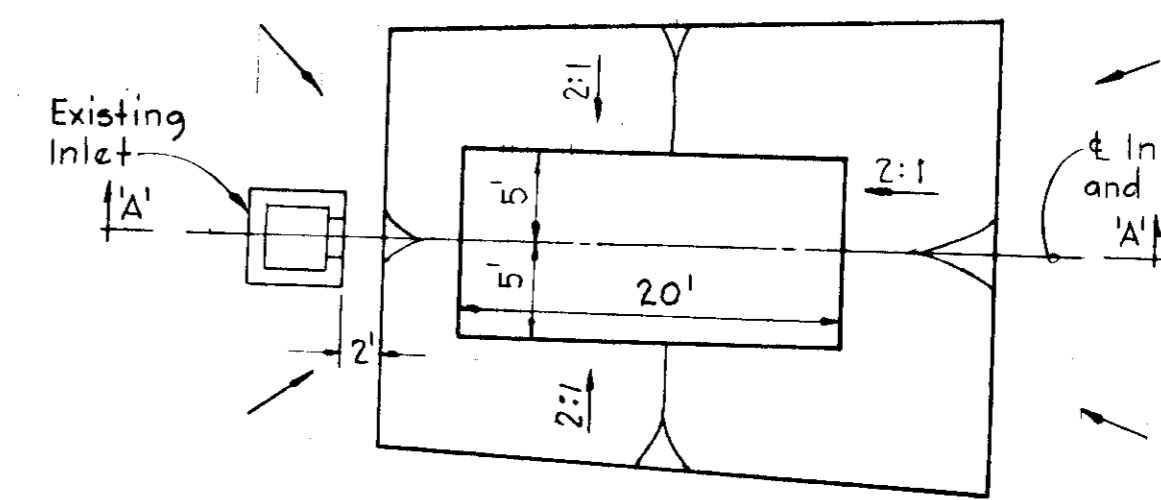


TYPICAL HALF SECTION ALONG STREET R/W
Scale: 3/8" = 1'-0"

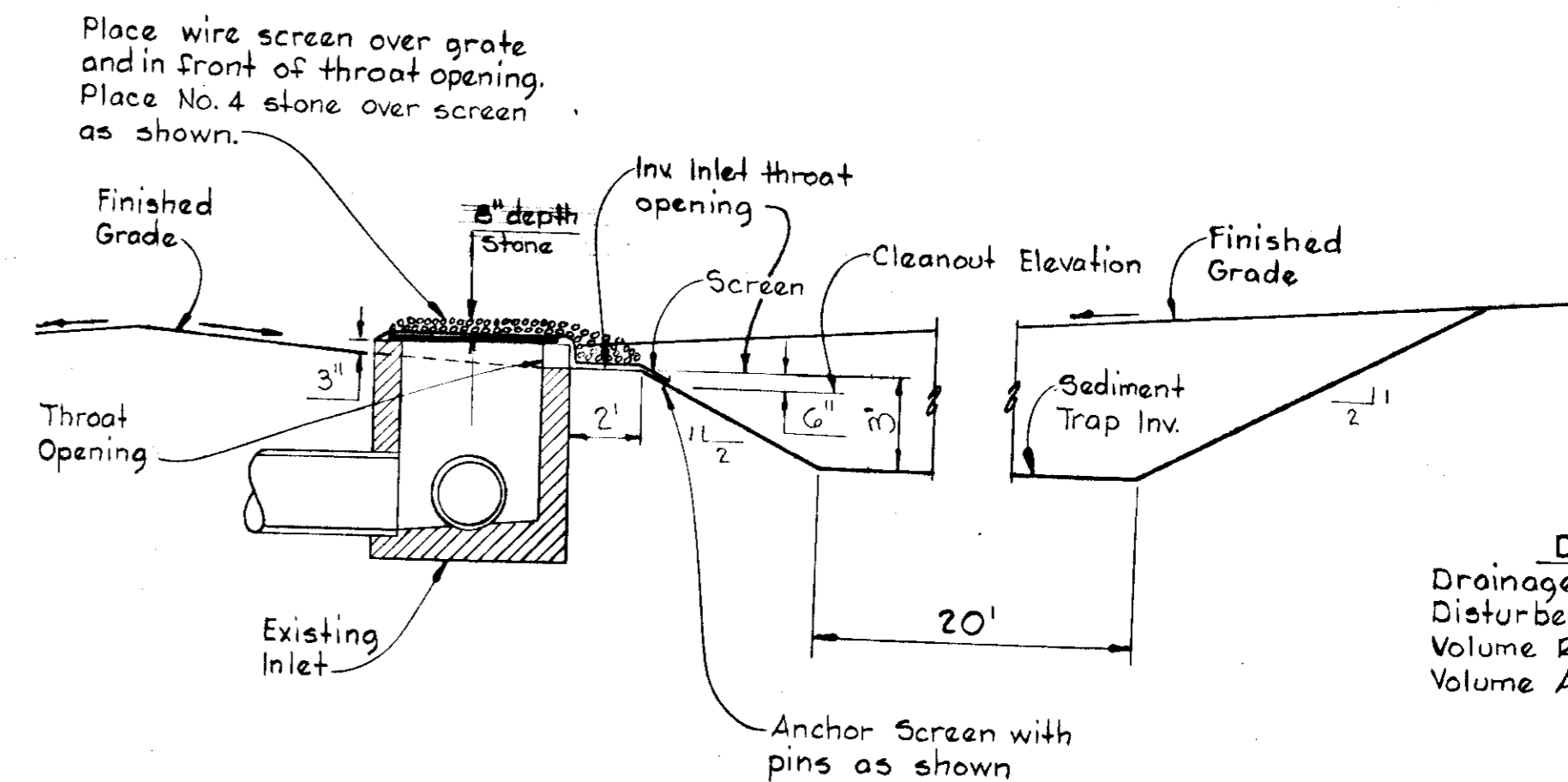
- NOTES:
1. Each straw bale shall be properly anchored with two (2) wood stakes.
 2. Straw Bales must be bound with nylon or wire.



SECTION PLAN
DETAIL - STRAW BALE DIKE
Scale: 1" = 1'-0"

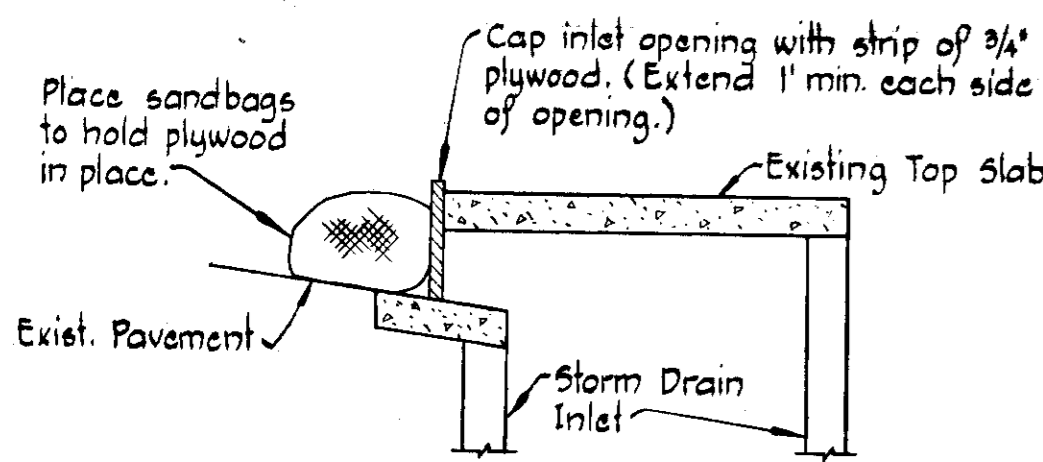


PLAN
Scale: 1" = 10'



SECTION 'A-A'
DETAIL - SEDIMENT TRAP
Scale: 1" = 4'

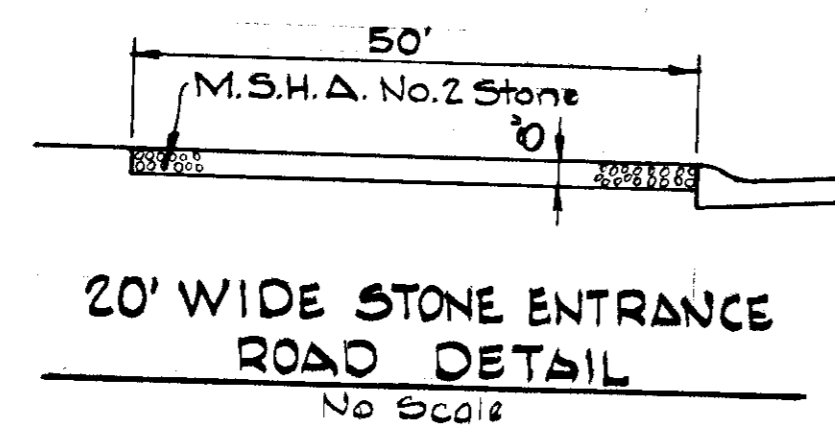
DATA
Drainage Area = 0.6 Ac.
Disturbed Area = 0.6 Ac.
Volume Required = 40 cy.
Volume Available = 50 cy.



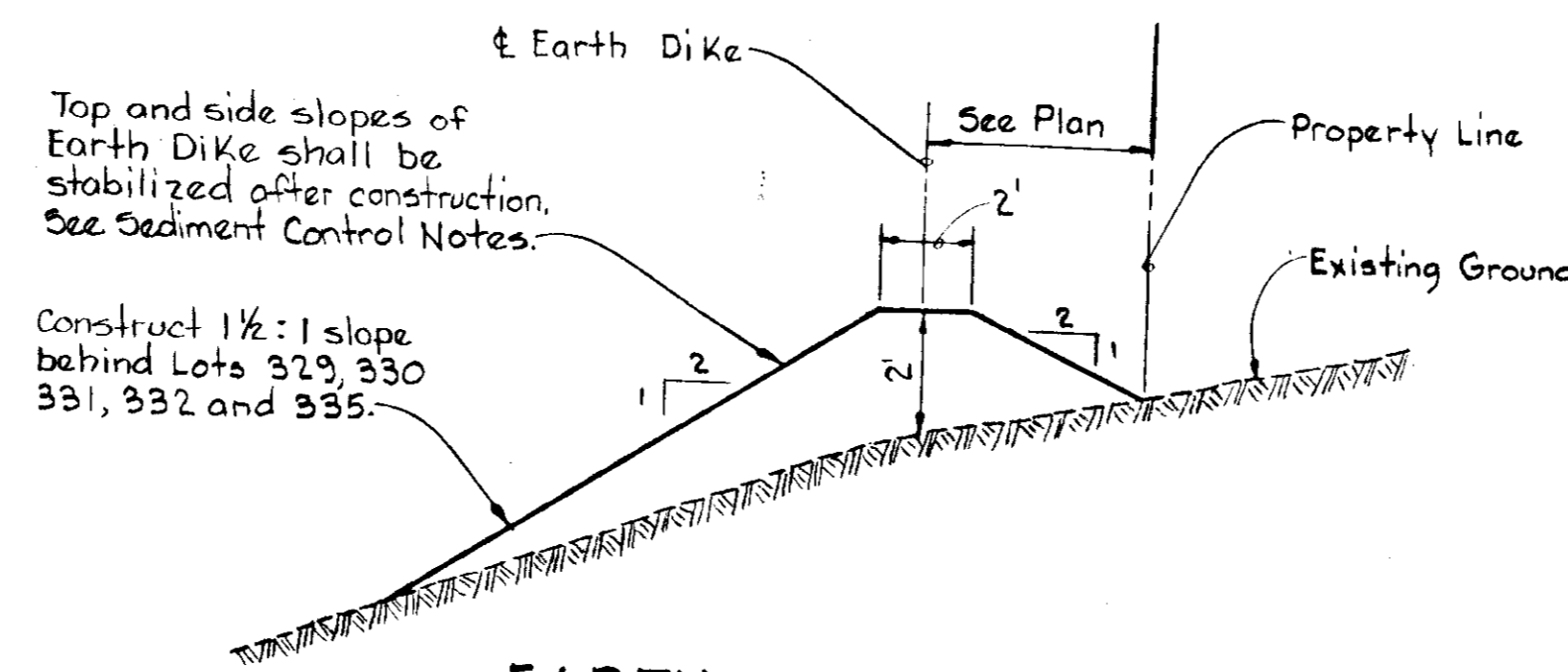
DETAIL OF PLYWOOD INLET CAP
No Scale

PERMANENT SEEDING

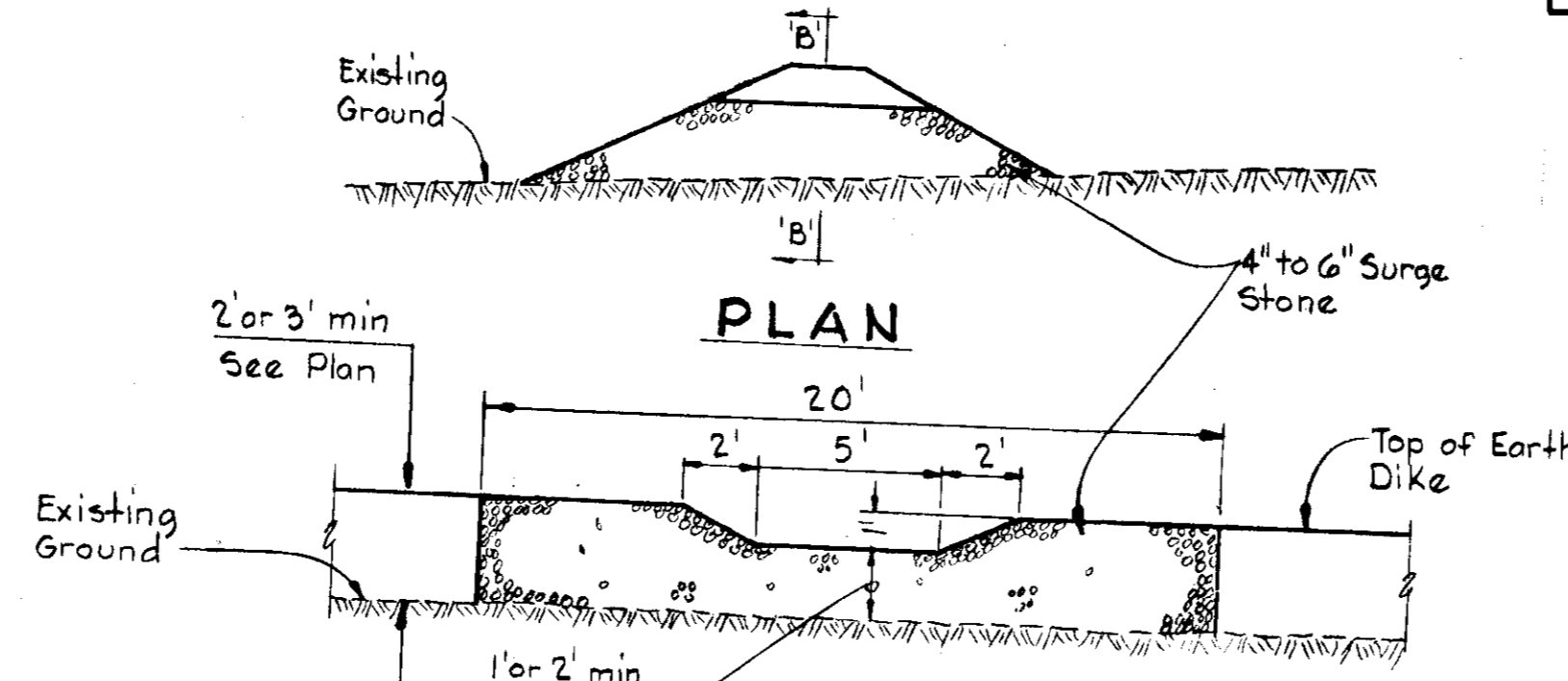
Lime: 1 Ton/Acre agricultural ground limestone = 50#/1000²
Fertilizer: 1000 lbs/Acre (5-10-10) = 25#/1000²
Seeding: 100 lbs/Acre of the following:
20% Kentucky Blue Grass
20% Merion Blue Grass
55% Creeping Red Fescue
5% Redtop
Mulch as stated under note 5 above.
Stabilization of slopes steeper than 3:1 shall be planted with crownvetch inoculated 15 lbs/Acre (0.34 lbs/1000²), Kentucky 31" Tall Fescue 40 lbs/Acre (1 lb/1000²).



20' WIDE STONE ENTRANCE ROAD DETAIL
No Scale



EARTH DIVERSION DIKE
No Scale



SECTION 'B-B'
DETAIL - STONE FILTER
No Scale

HOUSE CONSTRUCTION PHASES	
PHASE	LOTS
1	LOTS 290 THRU 303
2	LOTS 333 THRU 338
3	LOTS 304 THRU 312 LOTS 327 THRU 332
4	LOTS 313 THRU 326

- CONSTRUCTION SEQUENCE**
1. Place the straw bale dikes, the earth diversion dikes with stone filters and construct the inlet sediment trap as shown on the plan. Cap all inlet openings as per detail this sheet.
 2. Stabilize the earth diversion dike according to Notes 4 & 5 of the Sediment Control Notes.
 3. Strip the area to be graded and stabilize topsoil stockpiles as required according to Notes 4 & 5 of the Sediment Control Notes.
 4. Stabilize the ditch along the existing community walkway immediately after construction, according to Permanent Seeding Note.
 5. Complete grading, utility, house, sidewalk and driveway construction etc. and stabilize all lawn areas according to Permanent Seeding Note.
 6. Clean existing storm drain systems.
 7. Remove the sediment control structures after all construction is complete and grass is established in the contributing drainage area. In accordance with the Permanent Seeding Note, stabilize areas where Sediment Control Structures have been removed and other areas where little or poor vegetation has been secured.

APPROVED
DIVISION OF LAND DEVELOPMENT
AND TRANSPORTATION PLANNING
HOWARD COUNTY, MARYLAND
DATE 12-5-75

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER DATE 12/16/75
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR DATE 12-17-75
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING DATE 12/17/75
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR DATE 12/17/75
CHIEF, BUREAU OF HIGHWAYS DATE 12/17/75

CERTIFICATION 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. No. 1974
DATE 10-6-75

CERTIFICATION BY THE BUILDER
"I certify that all development and or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District."
John F. Morgan
EXECUTIVE VICE-PRESIDENT
DATE 10-6-75

THIS PLAN HAS BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
APPROVED [Signature] 12/10/75
HOWARD SED. DATE
SDP-76-32
PLAN NUMBER

ROUSE INVESTING COMPANY
OWNER
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043
WASHINGTON HOMES, INC.
BUILDER
6192 OXON HILL ROAD
SUITE 400
OXON HILL, MARYLAND 20022

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
1804 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
Kenneth A. McCord - P.E. No. 1974

No.	DATE	DESCRIPTION OF REVISIONS

COLUMBIA SEDIMENT CONTROL PLAN
FOR
VILLAGE OF LONGREACH
SECTION 1 AREA 1
LOTS 290 THRU 338
SHEET 3 OF 3
ELECTION DISTRICT No. 6, HOWARD COUNTY, MARYLAND
DATE: November 10, 1975
SCALE: AS SHOWN