

GENERAL NOTES

- All coordinates are based on Howard County Control Station Control Point Nos. 3043001-R and 3043002-R.
- Total Number of Lots: 7 Total Number of Units: 7
- The total area included in this plan is 1.0961 Acres.
- All roadways are public and existing.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 992-2418.
- The maximum Lot Coverage is 40% per lot.
- Stormwater Management for Long Gate 1/1 is provided under F-84-135.

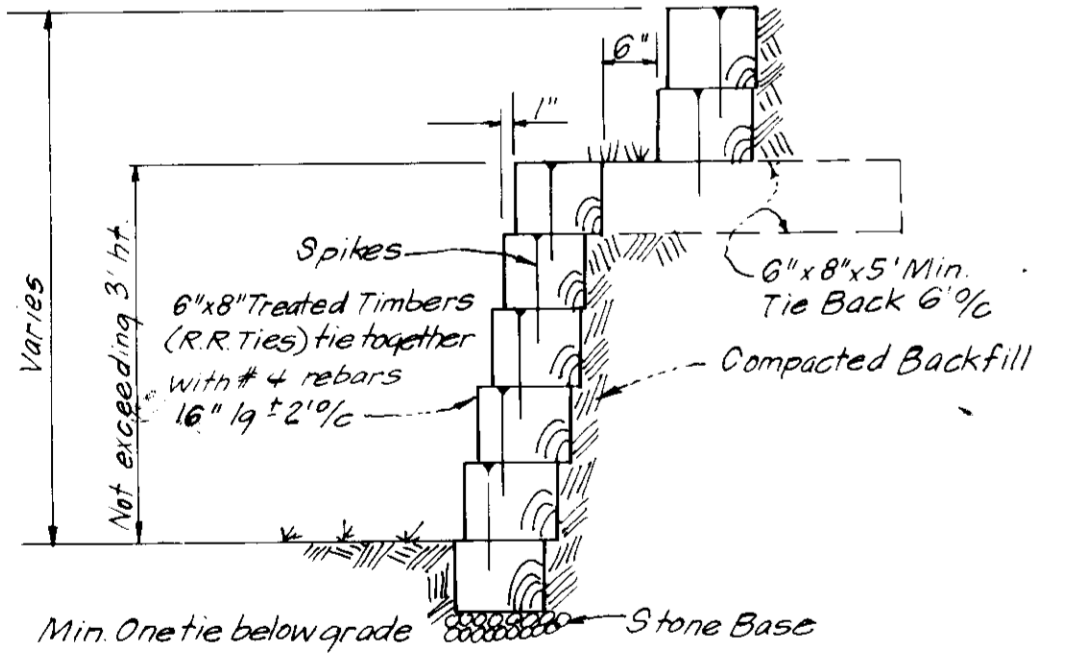
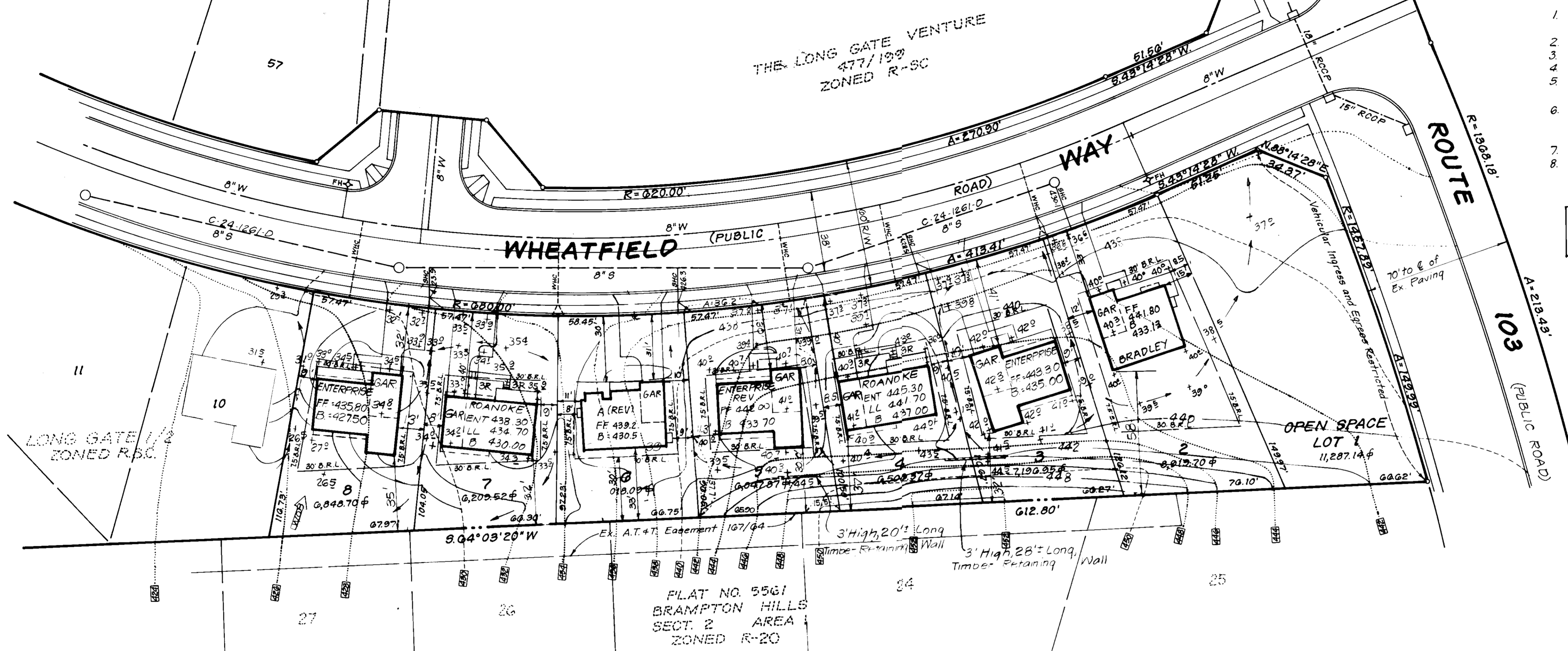
NOTE: Building Restriction Lines:
 Front 30'
 Sides 75'
 Rear 30' (Unless otherwise noted)

LEGEND

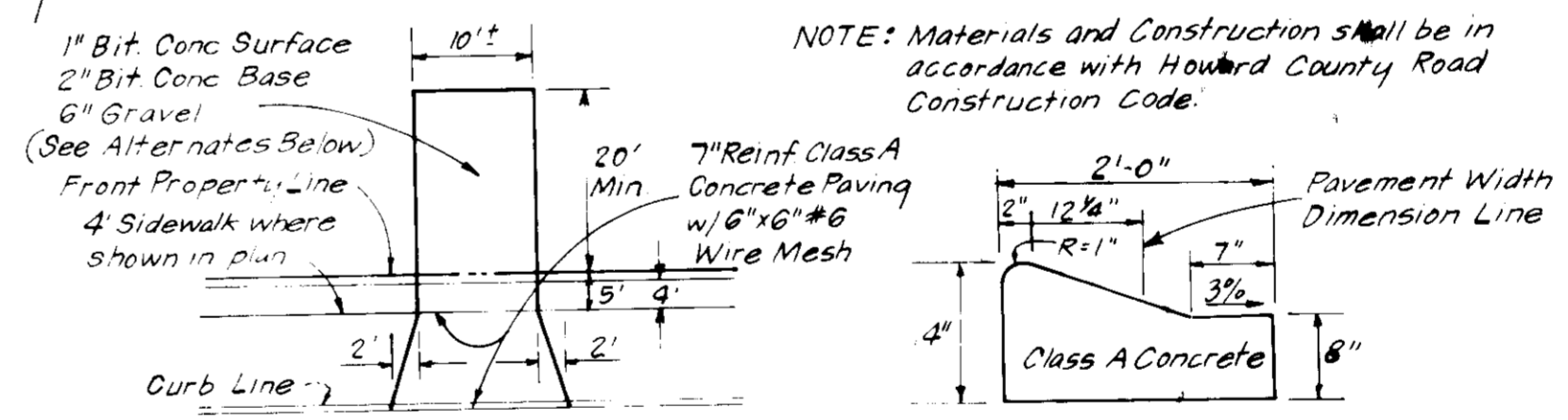
- Contour Interval 2 Ft.
- Existing Contour 450
- Proposed Contour 450
- Spot Elevation +41.2
- Direction of Drainage
- Ex. Trees to be Saved
- Walk-Out Basement

SPECIAL NOTES:

Approved Road Construction Plans shall be used for all Public Utilities.
 Public Water and Sewer shown for reference only. For more detailed information see water and sewer plans Contract No. 24-1261-D.



RETAINING WALL DETAIL
 No Scale



DRIVEWAY ABUTTING MOD. COMB. CURB & GUTTER *

- Alternate #1: 1" Bit Conc Surface, 2" Bit Conc Base, 4" Bit Concrete Base
- Alternate #2: 1" Bit Conc Surface, 3" Bit Concrete Base, 3" Gravel

LOT No.	STREET ADDRESS
2	8503 Wheatfield Way
3	8507 " "
4	8511 " "
5	8515 " "
6	8519 " "
7	8523 " "
8	8527 " "

OWNERS: THE LONG GATE VENTURE PO BOX 417 ELLCOTT CITY, MD 21043 8-27-86	SUBDIVISION NAME LONG GATE	SECT./AREA 1/1	LOTS 2 thru 8
	PLAT # 6011	BLOCK # 1	ZONE RSC
	TAX/ZONE MAP 30 & 31	ELEC. DIST. 2ND	CENBUS 6025
	WATER CODE FO0	SEWER CODE 5750638	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. DATE: 12-8-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING. DATE: 12-10-86

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. DATE: 11-19-86

DIRECTOR: [Signature] DATE: 11-19-86

CHIEF BUREAU OF ENGINEERING: [Signature] DATE: 11-19-86

NO	REVISION	DATE
1	Rev. hse & grd. Lot 2 & 6	10-2-86

CLARK · FINEFROCK & SACKETT
 ENGINEERS · PLANNERS · SURVEYORS

11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED: BAF
 DRAWN: LAI
 CHECKED: BAF, JME
 DATE: Aug. 1986

SITE DEVELOPMENT PLAN
 LOTS 2 THRU 8
LONG GATE
 SECT. 1 AREA 1
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP (Columbia Division)
 WATERVIEW OFFICE CENTER
 7150 MINNIE L. WAY
 COLUMBIA, MARYLAND 21045

SCALE: 1" = 30'
 DRAWING: 1 of 2
 JOB NO.: 86-070
 FILE NO.: 86-070

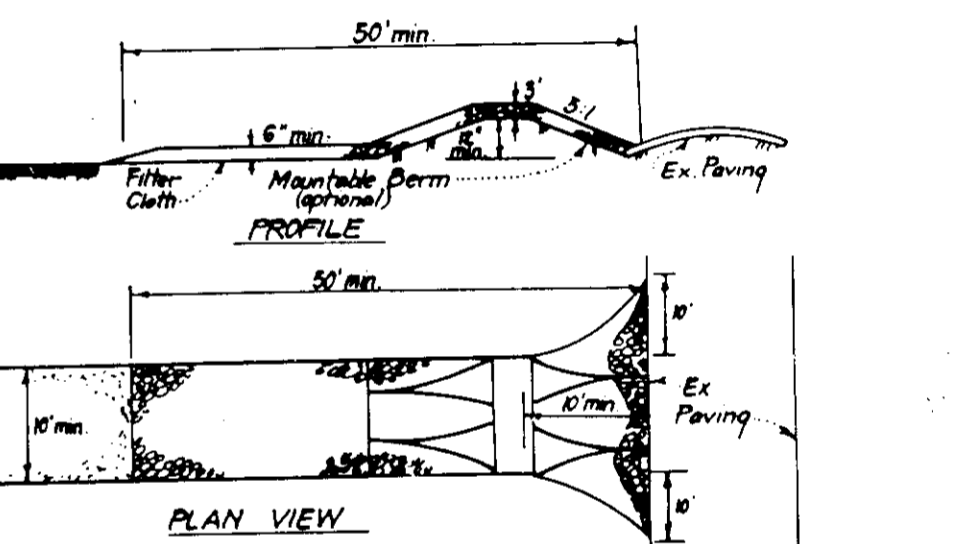
SDP-87-56

- 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. (983-2147)
 - 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance 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. 51) and 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	1000 Acres
Area Disturbed	1855 Acres
Area to be roofed or paved	1250 Acres
Area to be vegetatively stabilized	1250 Acres
Total Cut	4500 Cu. yds
Total Fill	1050 Cu. yds
Off-site waste/borrow area	1000 Acres
 - 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 DPM 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.
 - 11) If houses are to be constructed on an "As-Built" basis, at random, Single Lot Sediment Control as shown below shall be implemented.
 - 12) All pipes to be blocked at the end of each day (see detail below).
 - 13) The amount of straw bale dikes/silt fence equals 200 L.F.

CONSTRUCTION SEQUENCE

Activity	NO of Days
A. Obtain Grading Permit and Install Sediment and Erosion Control Devices and Stabilize.	7
B. Excavate for Foundations and Rough Grade of temporarily stabilized areas.	15
C. Construct Structures, Sidewalks and Driveways.	30
D. Final grade and stabilize in accordance with S.D.S. & Specs.	20
E. Upon approval of the sediment control inspector, remove sediment and/or erosion controls and stabilize.	7



- CONSTRUCTION SPECIFICATIONS:**
1. Stone size - Use 2" stone or reclaimed or recycled concrete equivalent.
 2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
 3. Thickness - Not less than six (6) inches.
 4. Width - Ten (10) feet minimum, but not less than the full width of paths where ingress or egress occurs.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mounded berm with 5:1 slopes will be permitted.
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as construction progresses and repair or replacement of any materials used to trap sediment. All sediment applied, trapped, washed or tracked onto public rights-of-way must be removed immediately.
 8. Washing - Wheels 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 trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE (SCE)

OWNERS:
THE LONG GATE VENTURE
PO BOX 417
ELLCOTT CITY, MD 21043
8-27-86

CLARK · FINEFROCK & SACKETT
ENGINEERS · PLANNERS · SURVEYORS

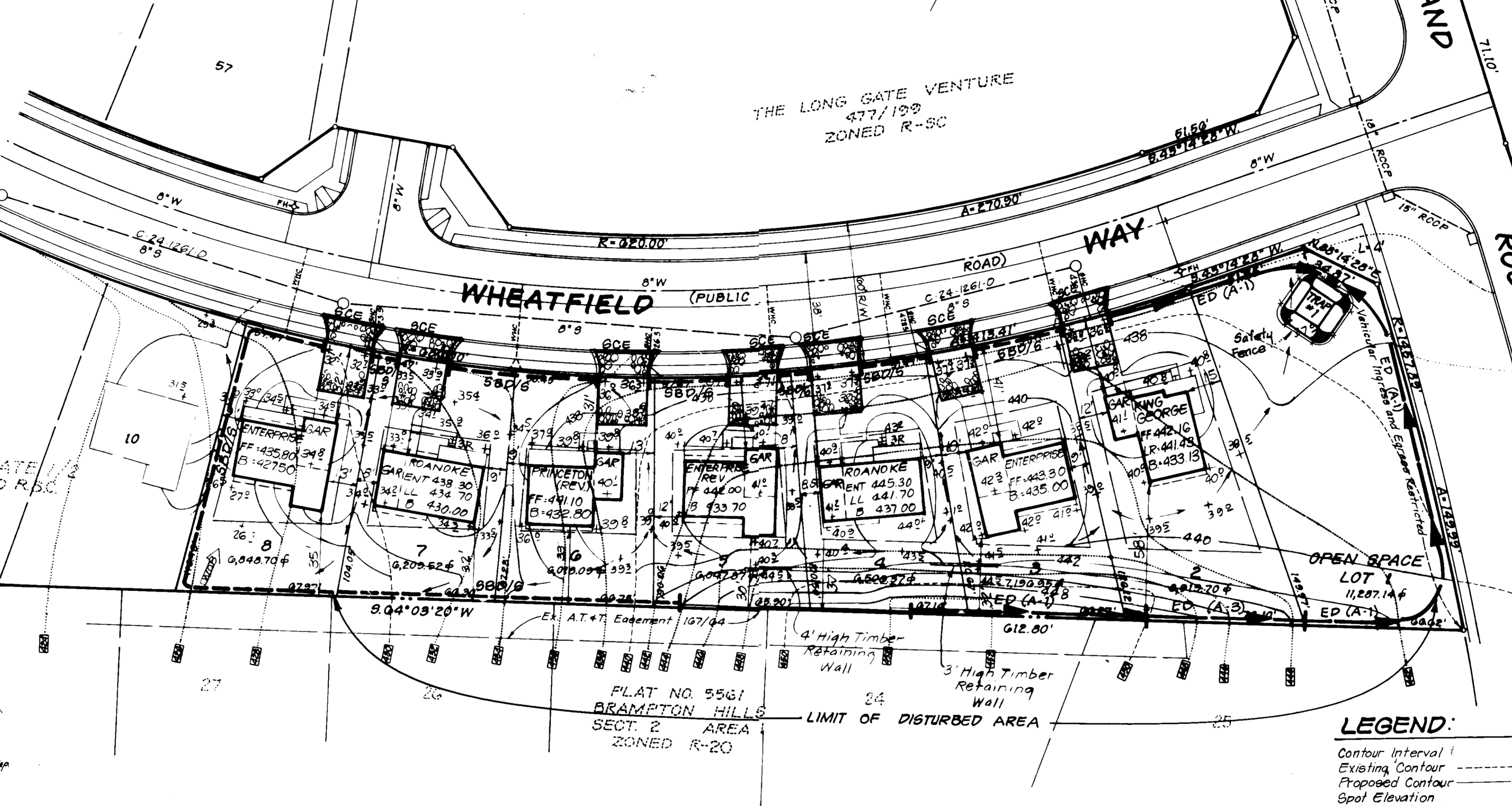
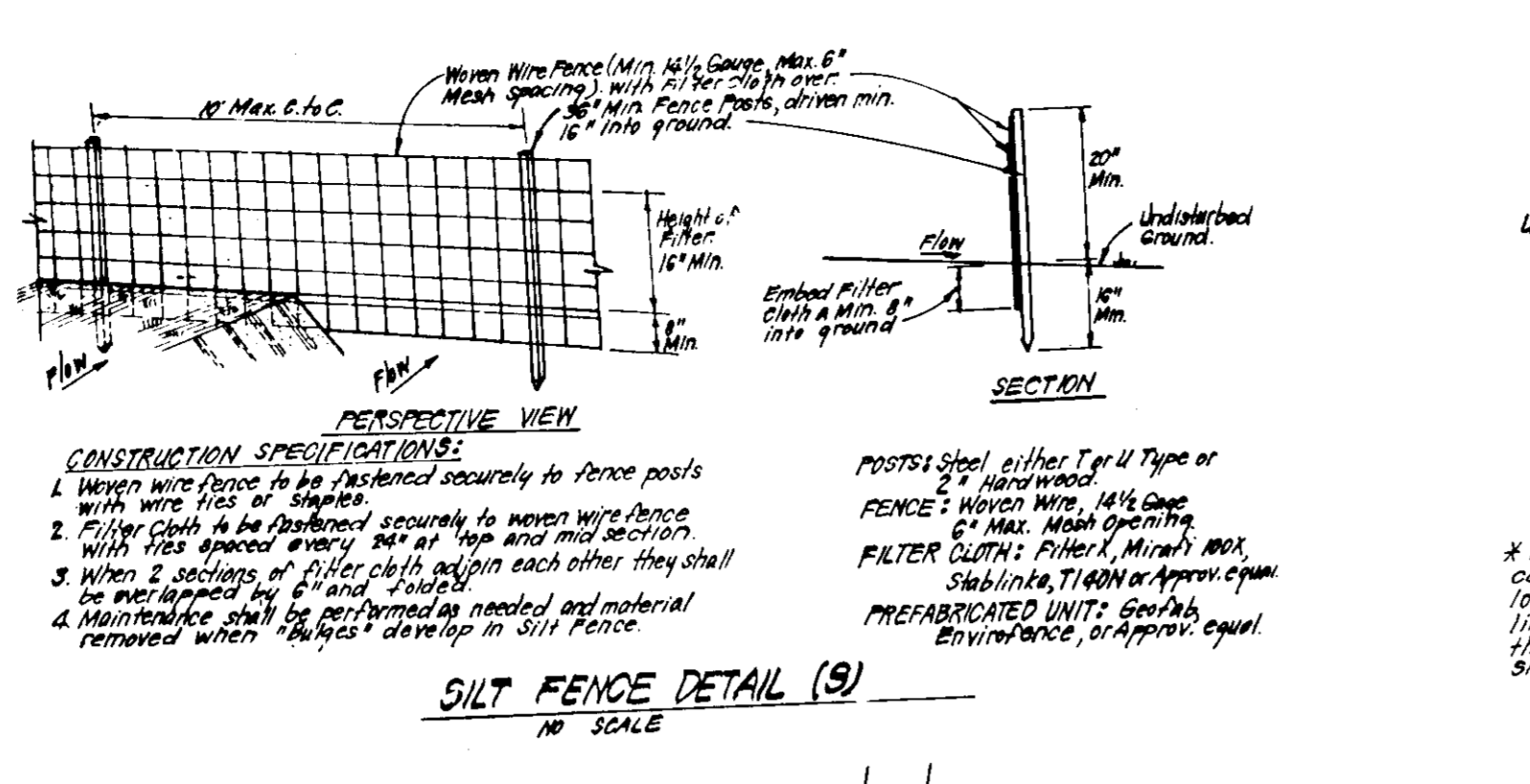
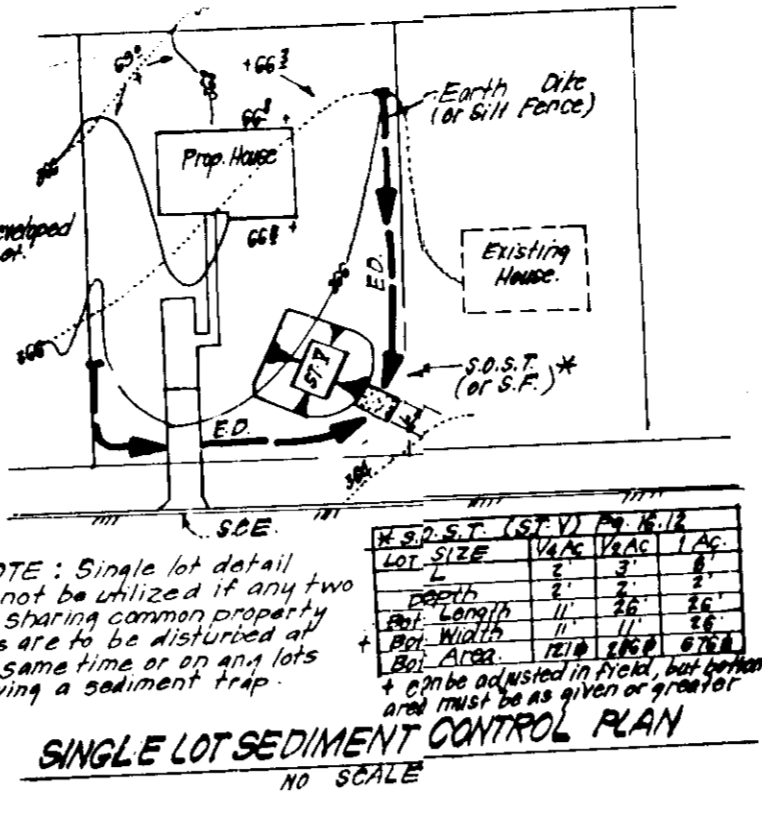
11315 LOCKWOOD DRIVE · SILVER SPRING, MARYLAND 20904 · (301) 593-3400

DESIGNED	BAF	SCALE	1" = 30'
DRAWN	LAI	DRAWING	2 of 2
VLAM		JOB NO.	86-070
CHECKED	BAF		
JME		FILE NO.	86-0705E
DATE	Aug. 1986		

LONG GATE
SECT. 1 AREA 1
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FOR: THE RYLAND GROUP (Columbia Division)
WATERVIEW OFFICE CENTER
7150 MINISTREL WAY
COLUMBIA, MARYLAND 21045
SDP-87-56

TRAP #1 S.O.S.T. (ST-II)
DA: O.G. Ac.
Storage Required - 1080 c.f.
Storage Provided - 1150 c.f.
Top of Stone Crest - 430.0
Depth - 4'
Bottom Elev. - 434.0
Bottom Dimensions - 13'x13'
Clean-Out Elev. - 436.0



LEGEND:

- Contour Interval 2 Ft
- Existing Contour 1:10
- Proposed Contour 1:10
- Spot Elevation 450
- Direction of Drainage
- Ex. Trees to be Saved
- Walk-Out Basement
- Straw Bale Dike
- Earth Dike
- Stabilized Construction Entrance

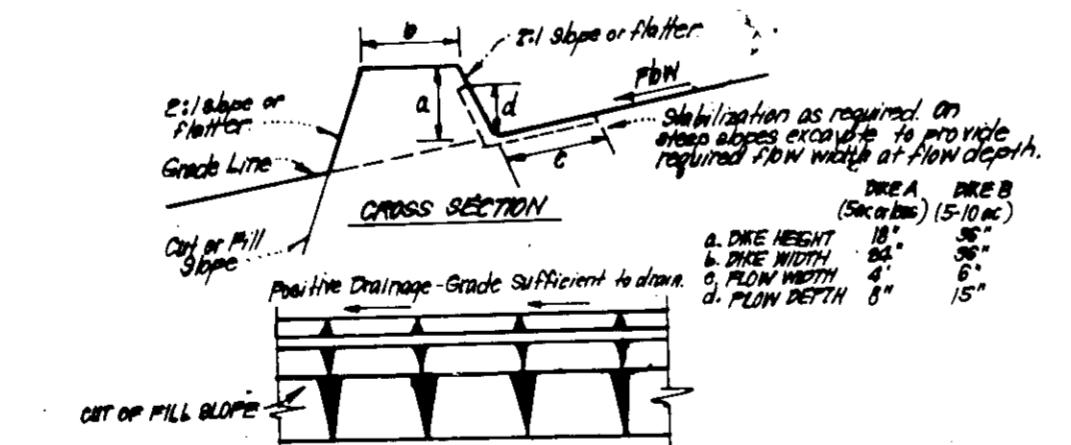
HOWARD S.C.D.
SEWER DEPARTMENT
APPROVED FOR SEWER DEPARTMENT
DATE 10/20/86

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer and a member of the State Board of Professional Engineers, do hereby certify that the above described plan is in accordance with the provisions of the Maryland Professional Engineers and Surveyors Act, and that the same is in accordance with the requirements of the Howard County Department of Public Works, Division of Planning and Zoning Administration.

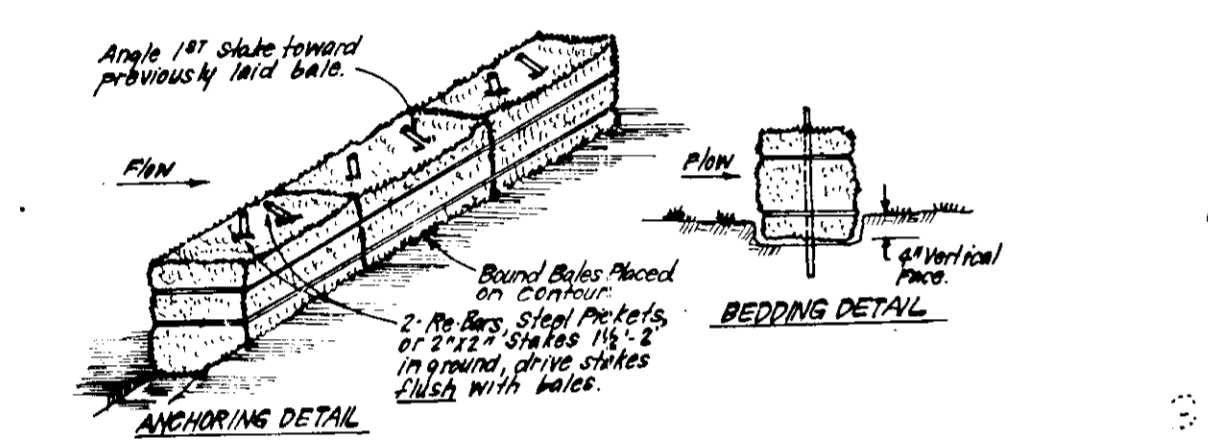
G. Nelson Clark
Professional Engineer
10-20-86
Date

Walter M. Stephens
10-20-86
Date

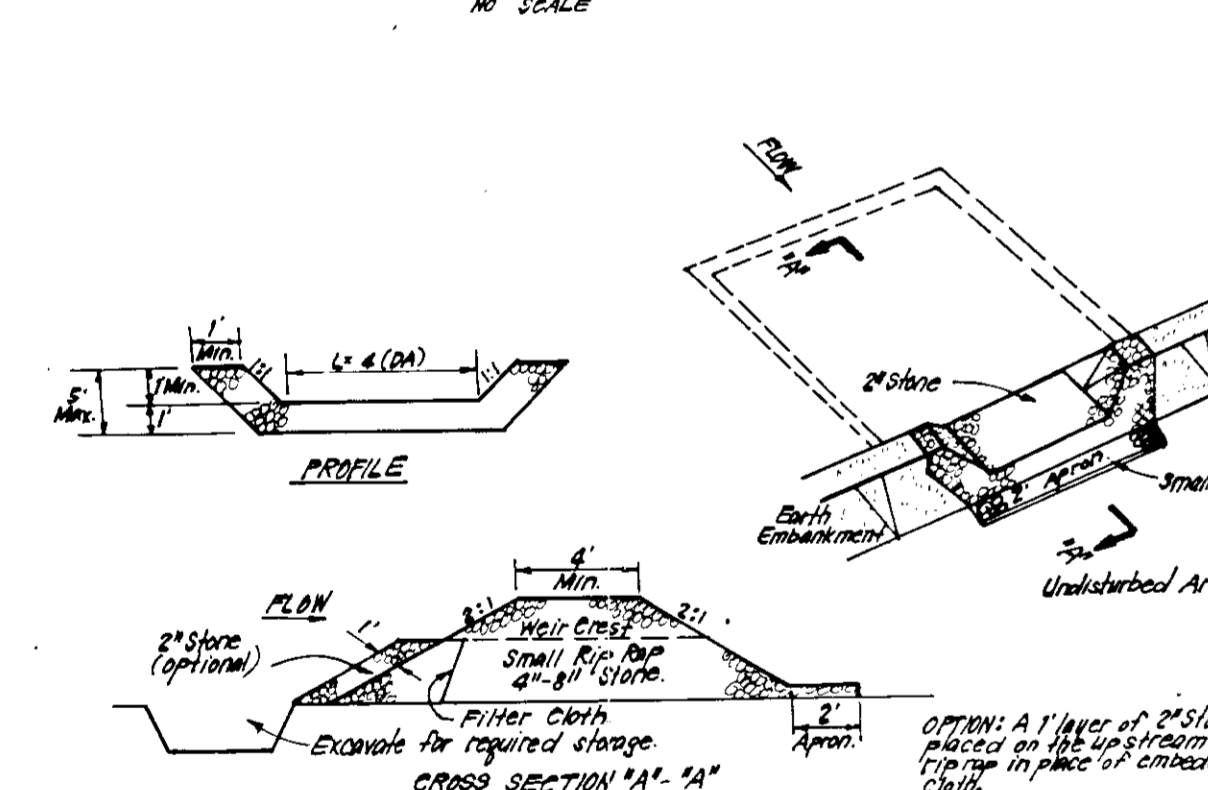


- CONSTRUCTION SPECIFICATIONS:**
1. All dikes shall be constructed by hand-moving equipment.
 2. All dikes shall have a minimum height of 4 feet.
 3. Top width may be wider and side slopes may be flatter if desired, to facilitate crossing by construction traffic.
 4. Final location should be adjusted as needed to utilize a stabilized silt mat.
 5. Earth dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin where either the dike channel, or the drainage area above the dike are not adequately stabilized.
 6. Stabilization shall be: (A) in accordance with standard specifications for seed and straw mulch at straw mulch, if not in seeding season, (B) flow channel as per chart below.
- | TYPES OF TREATMENT | CHANNEL SLOPE | DIKE A | DIKE B |
|--------------------|---------------|---------------------|---------------------|
| 1 | 0.5 - 3.0% | Seed or Straw Mulch | Seed or Straw Mulch |
| 2 | 3.1 - 6.0% | Seed or Straw Mulch | Seed or Straw Mulch |
| 3 | 6.1 - 8.0% | Seed or Straw Mulch | Seed or Straw Mulch |
| 4 | 8.1 - 10.0% | Seed or Straw Mulch | Seed or Straw Mulch |
- EARTH DIKE DETAIL (E.D.)**
NO SCALE

- 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, disking or other acceptable means before seeding.
- 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.
 - 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.
- Seeding:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 50 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 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 untreated 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.
- 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, disking or other acceptable means before seeding.
- 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 25 bushels per acre of annual rye (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 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 mulch anchoring tool or 218 gallons 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.



- CONSTRUCTION SPECIFICATIONS:**
1. Bales shall be placed at the top of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
 2. Each bale shall be embedded in the soil a min. of 4" and placed so the bindings are horizontal.
 3. Bales shall be secured by either 2 stakes or 10 rebar driven thru the bales. The stakes shall be driven flush with the soil surface and the rebar shall be driven flush with the soil surface.
 4. Inspection shall be frequent and replacement shall be made promptly as needed.
 5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.



- CONSTRUCTION SPECIFICATIONS:**
1. Area of placement shall be cleared, grubbed and stripped of any vegetation and root mat. The top water shall be cleared.
 2. The fill material for the embankment shall be free of rock and other woody vegetation as well as evergreen trees, rocks, organic material or other objectionable material. The embankment shall be compacted by tamping with equipment while it is being constructed.
 3. All cut and fill slopes shall be 2:1 or flatter.
 4. The stone used in the outlet shall be small rip rap 4" to 8" along with 1" thickness of appropriate placed on the up-slope side on the small rip rap or embedded filter cloth to the rip rap.
 5. Quarterly shall be removed and replaced to the original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
 6. The structure shall be inspected after each rain and repairs made as needed.
 7. Construction operations shall be stopped out in such a manner that erosion and water pollution is minimized.
 8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

DATE 12-8-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE 12-10-86

APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

DATE 12-9-86

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

DATE 12-1-86

APPROVED:
DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND

DATE 11-19-86