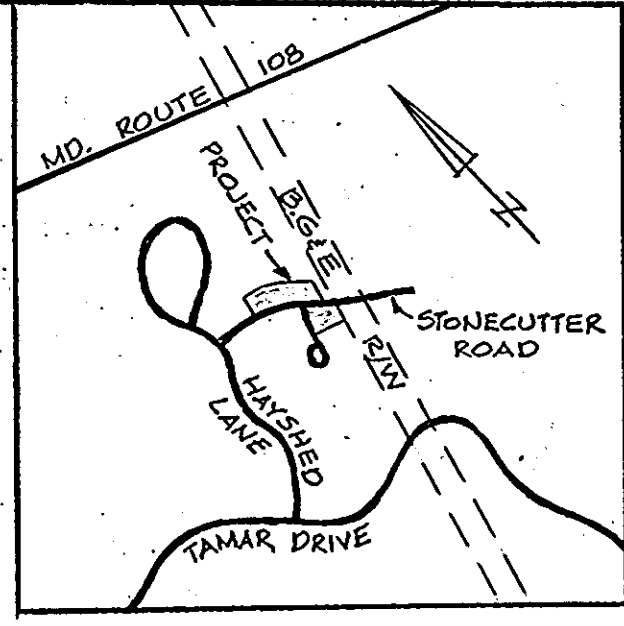


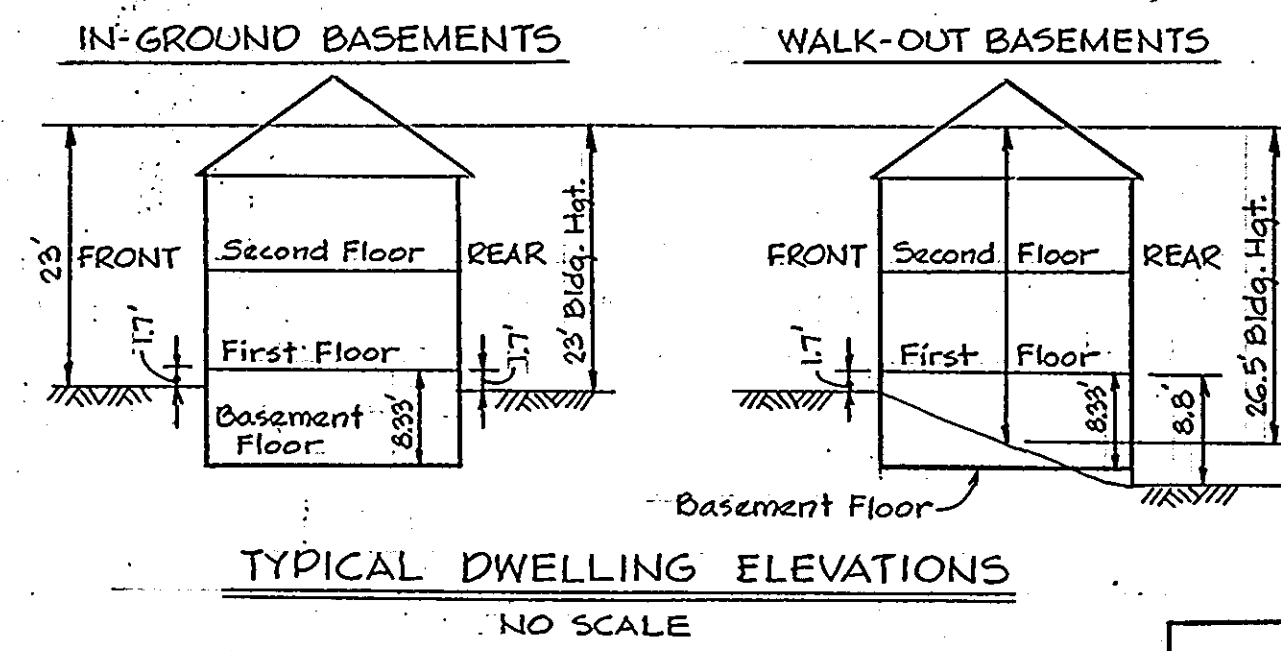
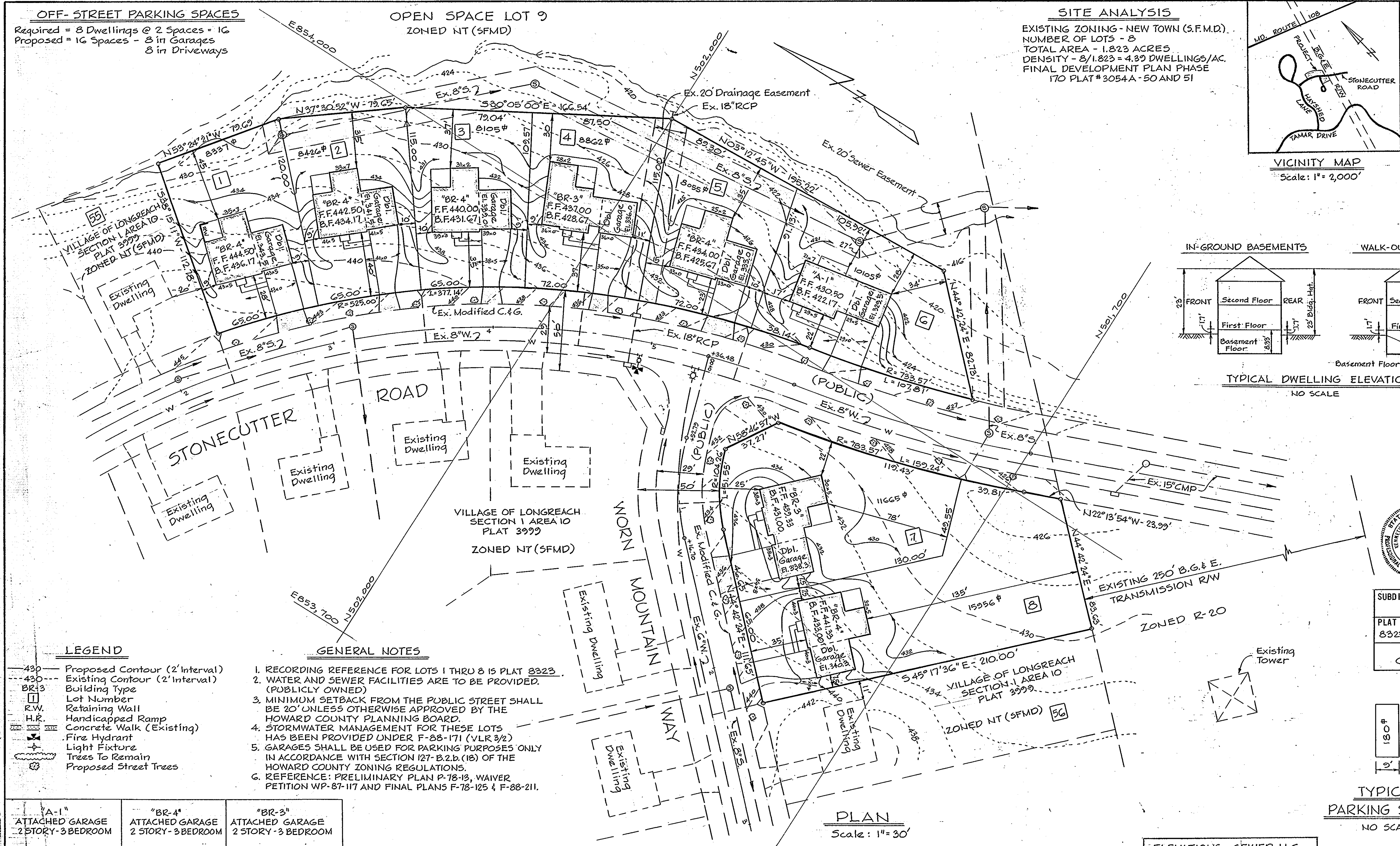
OFF-STREET PARKING SPACES
 Required = 8 Dwellings @ 2 Spaces = 16
 Proposed = 16 Spaces - 8 in Garages
 8 in Driveways

OPEN SPACE LOT 9
 ZONED NT (SFMD)

SITE ANALYSIS
 EXISTING ZONING - NEW TOWN (S.F.M.D.)
 NUMBER OF LOTS - 8
 TOTAL AREA - 1.823 ACRES
 DENSITY - 8/1.823 = 4.39 DWELLINGS/AC.
 FINAL DEVELOPMENT PLAN PHASE
 170 PLAT # 3054A - 50 AND 51



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boyd M.D. 1-14-89
 COUNTY HEALTH OFFICER DATE
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE
 SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT
 OF PUBLIC WORKS.
James J. Shan 11/26/89
 DIRECTOR DATE
William S. Chan 1-12-89
 CHIEF, BUREAU OF ENGINEERING DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
William S. Chan 1-26-89
 PLANNING DIRECTOR DATE
Mark J. McLeod 1/24/89
 CHIEF, DIVISION OF COMMUNITY
 PLANNING AND LAND DEVELOPMENT DATE



APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY,
 MARYLAND
 DATE 1-2-88
 LKS

MARK BUILDING COMMUNITIES, INC.
 OWNER AND DEVELOPER
 P.O. BOX 1272
 COLUMBIA, MARYLAND 21044

WHITMAN, REOURDT AND ASSOCIATES
 ENGINEERS
 2315 SAINT PAUL STREET
 BALTIMORE, MARYLAND 21218

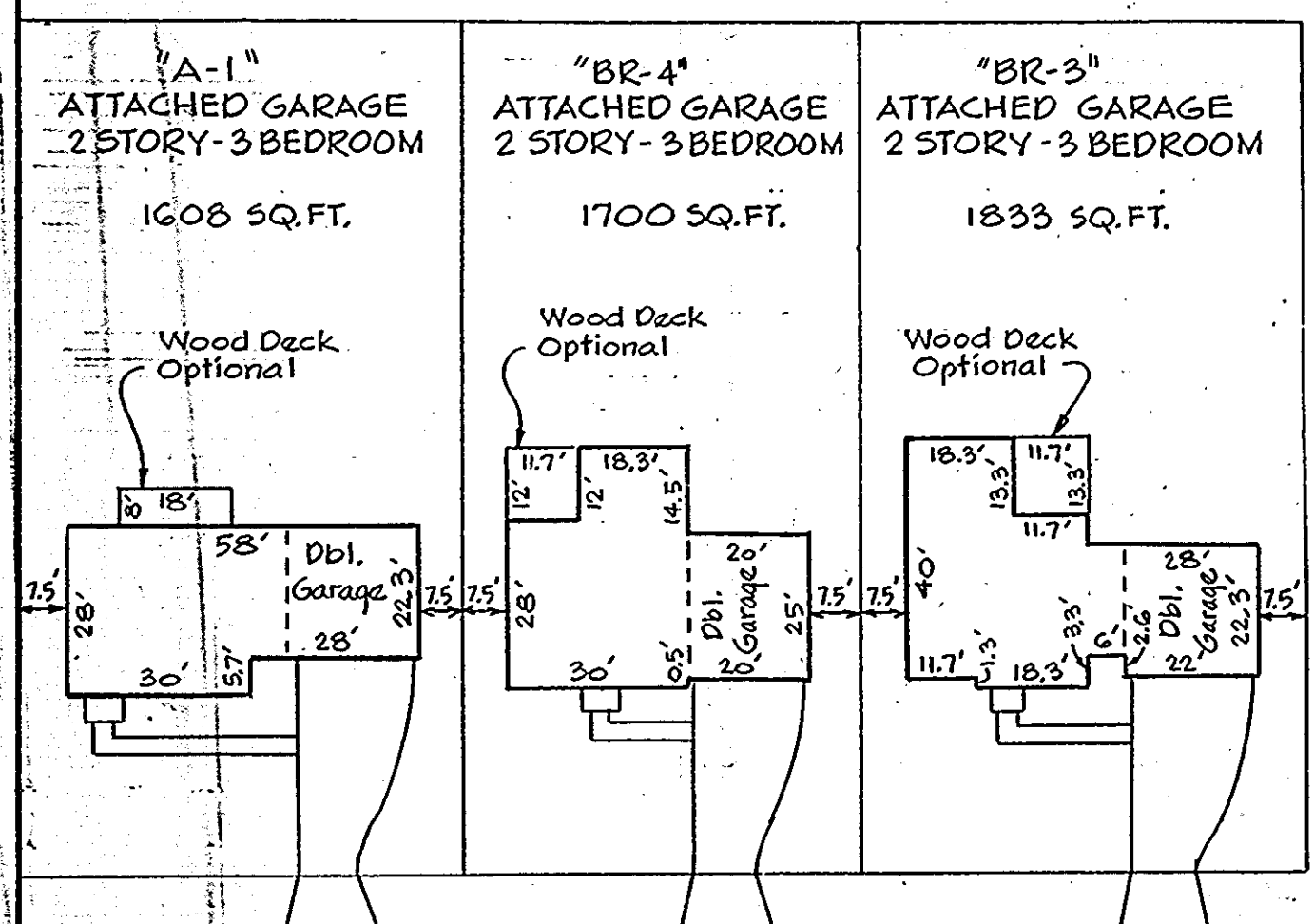
SIGNATURE: *James M. Boyd*

SUBDIVISION NAME: VILLAGE OF LONGREACH		SECT./AREA 1/12	PARCEL LOTS 1 THRU 8
PLAT # 8323	BLOCK # 6	TAX/ZONE MAP 36 AND 37	ELEC. DIST. 6
WATER CODE G08, E07		SEWER CODE 3550000	

ADDRESS CHART	
LOT	STREET ADDRESS
1	8631 Stonecutter Road
2	8647 " "
3	8643 " "
4	8639 " "
5	8635 " "
6	8631 " "
7	8610 Worn Mountain Way
8	8641 " "

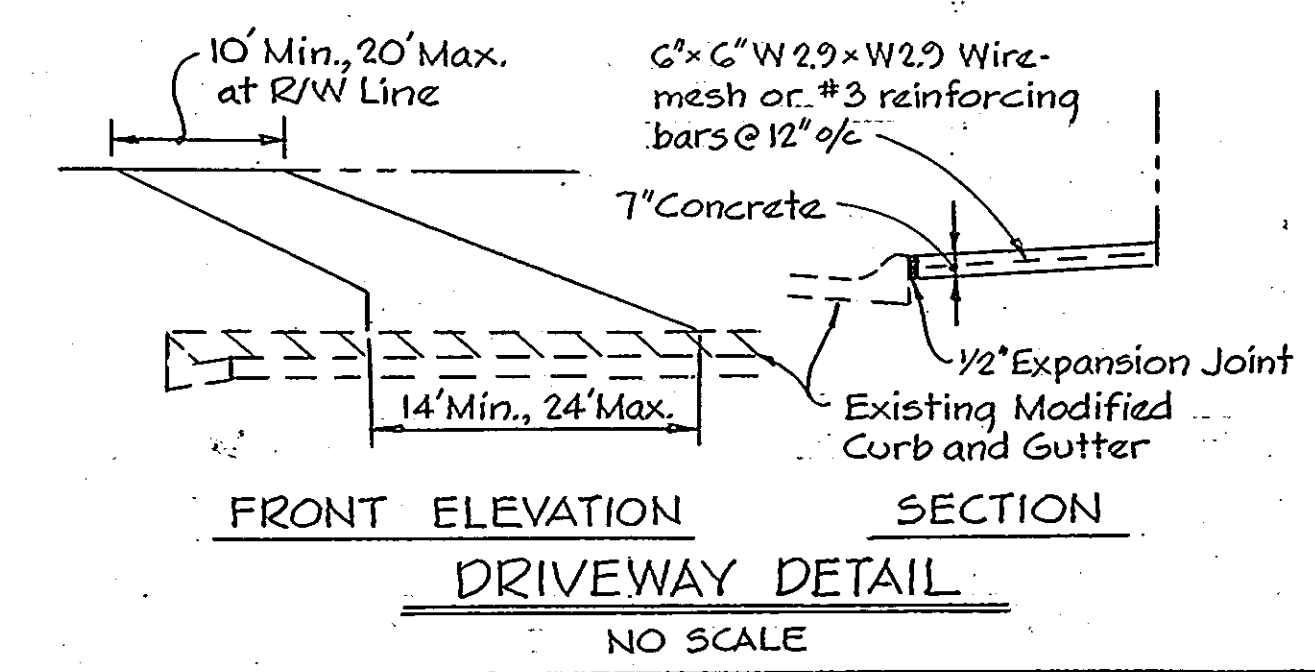
- LEGEND**
- 430 Proposed Contour (2' Interval)
 - 430 Existing Contour (2' Interval)
 - BR-3 Building Type
 - Lot Number
 - R.W. Retaining Wall
 - H.R. Handicapped Ramp
 - Concrete Walk (Existing)
 - Fire Hydrant
 - Light Fixture
 - Trees To Remain
 - Proposed Street Trees

- GENERAL NOTES**
1. RECORDING REFERENCE FOR LOTS 1 THRU 8 IS PLAT 8323.
 2. WATER AND SEWER FACILITIES ARE TO BE PROVIDED. (PUBLICLY OWNED)
 3. MINIMUM SETBACK FROM THE PUBLIC STREET SHALL BE 20' UNLESS OTHERWISE APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
 4. STORMWATER MANAGEMENT FOR THESE LOTS HAS BEEN PROVIDED UNDER F-88-171 (VLR 3/2)
 5. GARAGES SHALL BE USED FOR PARKING PURPOSES ONLY IN ACCORDANCE WITH SECTION 127-B.2.b.(16) OF THE HOWARD COUNTY ZONING REGULATIONS.
 6. REFERENCE: PRELIMINARY PLAN P-78-13, WAIVER PETITION WP-87-117 AND FINAL PLANS F-78-125 & F-88-211.



TYPICAL PLOT PLANS
 NO SCALE

- NOTES**
1. PUBLIC WATER AND SEWER MAINS WERE CONSTRUCTED UNDER CONTRACTS 2785-D-W&S AND 24-1805-D
 2. PUBLIC ROADS WERE CONSTRUCTED FROM ROAD CONSTRUCTION DRAWINGS F-78-125 AND F-88-211



ELEVATIONS - SEWER H.C.

LOT NO.	INVERT	LOT NO.	INVERT
1	424.46	5	414.38
2	421.42	6	413.22
3	"	7	416.95
4	414.38	8	"

BUILDING COVERAGE

LOT NO.	LOT AREA S.F.	HOUSE AREA S.F.	% LOT COVERAGE
1	8,337	1,700	20.4
2	8,426	1,700	20.2
3	8,015	1,700	21.2
4	8,862	1,833	20.7
5	8,055	1,700	21.1
6	10,123	1,608	15.9
7	11,665	1,833	15.7
8	15,956	1,700	10.7

* Includes Garages - See Architectural Plans for details.

1	12/21/88	As per Planning & DPW Comments
NO.	DATE	REVISION

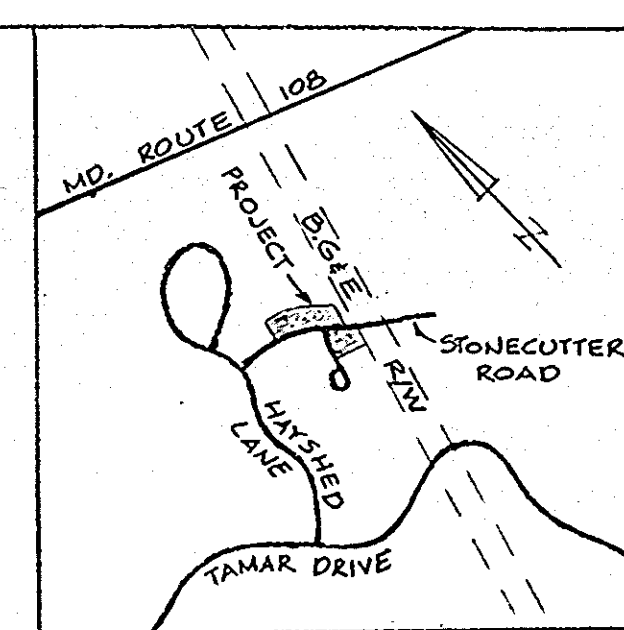
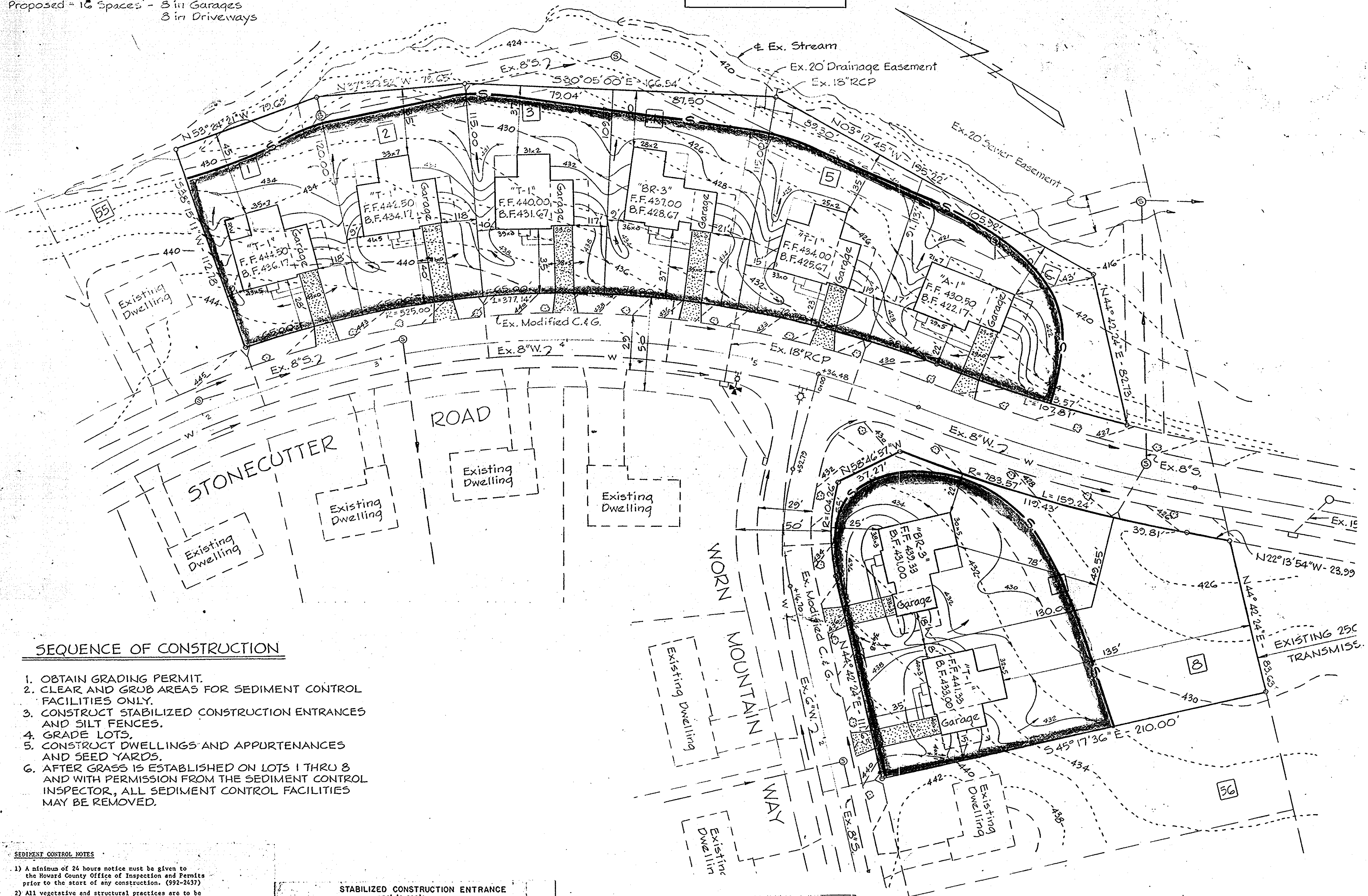
COLUMBIA
 -SITE DEVELOPMENT PLANS-
 FOR
 VILLAGE OF LONGREACH
 SECTION 1 AREA 12
 LOTS 1 THRU 8
 (SINGLE FAMILY DETACHED DWELLINGS)
GRADING PLAN
 SHEET 1 OF 2
 ELECTION DISTRICT NO. 6
 HOWARD COUNTY, MARYLAND
 TAX MAP 36 AND 37
 DATE: 11/15/88
 SCALE: AS SHOWN

OFF-STREET PARKING SPACES

Required = 8 Dwellings @ 2 Spaces + 1G
 Proposed = 1G Spaces - 3 in Garages
 3 in Driveways

OPEN SPACE LOT 9

NO WETLANDS ON THESE LOTS



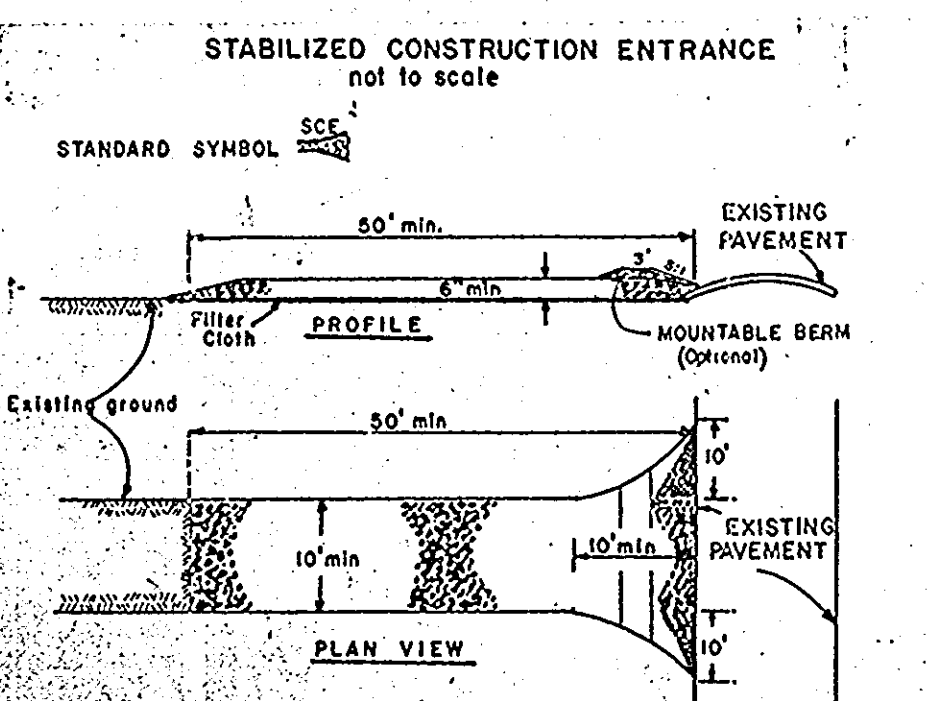
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boyd MD, PH.D. 1-19-89
 COUNTY HEALTH OFFICER DATE
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE
 SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT
 OF PUBLIC WORKS.
James P. ... 11/2/89
 DIRECTOR DATE
... 1-12-89
 CHIEF, BUREAU OF ENGINEERING DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
... 1-26-89
 PLANNING DIRECTOR DATE
... 1/2/89
 CHIEF, DIVISION OF COMMUNITY
 PLANNING AND LAND DEVELOPMENT DATE
 LKS

SEQUENCE OF CONSTRUCTION

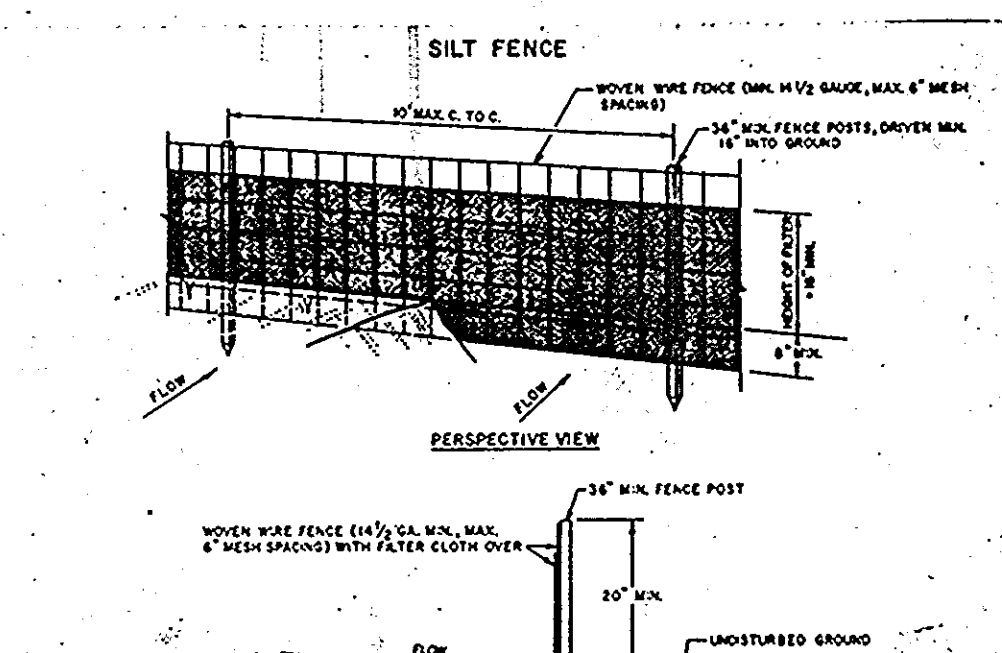
1. OBTAIN GRADING PERMIT.
2. CLEAR AND GRUB AREAS FOR SEDIMENT CONTROL FACILITIES ONLY.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AND SILT FENCES.
4. GRADE LOTS.
5. CONSTRUCT DWELLINGS AND APPURTENANCES AND SEED YARDS.
6. AFTER GRASS IS ESTABLISHED ON LOTS 1 THRU 8 AND WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, ALL SEDIMENT CONTROL FACILITIES MAY BE REMOVED.

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. (892-2437)
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, perimeter slopes and all slopes greater than 3:1, b) 14 days for 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 1, 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 (Sec. 52), temporary seedings (Sec. 30) 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: 1.8 Acres
 Area Disturbed: 1.4 Acres
 Area to be roofed or paved: 0.4 Acres
 Area to be vegetatively stabilized: 1.0 Acres
 Total Cut: 1,102 Cu. Yds.
 Total Fill: 2,000 Cu. Yds.
 Off-site waste/borrow area location: *Bank Hawk Circle*
 E-26-211
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 controls 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.



- CONSTRUCTION SPECIFICATIONS**
1. Stone size - use 3" stone, or reconstituted 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) foot minimum, but not less than the full width at points 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 mounatable beam with six (6) 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 conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment applied, dropped, 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.



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 4' AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH JOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FIELDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL, EITHER T OR U TYPE OR 4" HOODPOD
 FENCE: WOVEN WIRE, 12x12 GA., 6" PAL. PESH OPENING
 FILTER CLOTH: FILTER X, HERRING BONE, STABILIZED, 12x12 FT. OR APPROVED EQUAL
 PREPARATED UNITS: GEOTEX, GEOTEX, OR APPROVED EQUAL

PLAN
 Scale: 1" = 30'

- LEGEND**
- S - SILT FENCE
 - [Symbol] - STABILIZED CONSTRUCTION ENTRANCE
 - [Symbol] - LIMIT OF DISTURBANCE

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 11-16-88
 KENNETH A. MCCORD P.E. NO. 1874 DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
James M. Boyd 1/4/89
 JAMES M. BOYD DATE
 U.S. SOIL CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen J. ... 1/3/89
 STEPHEN J. ... DATE
 HOWARD S.C.D.

BY THE DEVELOPER:
 "I/FW 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."
Lawrence I. Rosenberg 11-16-88
 LAWRENCE I. ROSENBERG DATE

PERMANENT SEEDING NOTES
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Seeding Preparation: Loosen upper three inches of soil by raking, disking 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 square ft) and 400 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureform 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. Narrow or disc into upper three inches of soil.
Seeding: For the period 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 reseedings.
TEMPORARY SEEDING NOTES
 Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
Seeding Preparation: Loosen upper three inches of soil by raking, disking 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 the period March 1 thru April 30, and from August 15 thru November 15, seed with 25 bushels per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 31, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect area 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.

APPROVED
 DIVISION OF
 COMMUNITY PLANNING
 & LAND DEVELOPMENT
 HOWARD COUNTY,
 MARYLAND
 DATE: 12-8-88
 LKS

MARK BUILDING COMMUNITIES, INC.
 OWNER AND DEVELOPER
 P.O. BOX 1272
 COLUMBIA, MARYLAND 21044

WHITMAN, REQUARDT AND ASSOCIATES
 ENGINEERS
 2315 SAINT PAUL STREET
 BALTIMORE, MARYLAND 21218

SIGNATURE: *Kenneth A. McCord*
 KENNETH A. MCCORD
 ENGINEER
 1974

SUBDIVISION NAME:		SECT./AREA	PARCEL
VILLAGE OF LONGBEACH		1/12	LOTS 1 THRU 8
PLAT #	BLOCK #	TAX ZONE	MAP
		36 AND 37	6
WATER CODE		SEWER CODE	

ADDRESS CHART

LOT	STREET ADDRESS
1	Stonecutter Road
2	"
3	"
4	"
5	"
6	"
7	Morn Mountain Way
8	"

TYPICAL PARKING SPACE
 NO SCALE

ELEVATIONS - SEWER H.C.

LOT NO.	INVERT	LOT NO.	INVERT
1	424.85	5	424.35
2	424.42	6	424.25
3	424.55	7	424.25
4	424.55	8	424.25

12/21/88 As per DPW Comment
 NO. DATE REVISION

COLUMBIA
 -SITE DEVELOPMENT PLANS-
 FOR
 VILLAGE OF LONGBEACH
 SECTION 1 AREA 12
 LOTS 1 THRU 8
 (SINGLE FAMILY DETACHED DWELLINGS)
SEDIMENT CONTROL PLAN
 SHEET 2 OF 2
 ELECTION DISTRICT NO. 6
 HOWARD COUNTY, MARYLAND
 TAX MAP 36 AND 37
 DATE: 11/15/88
 SCALE: AS SHOWN