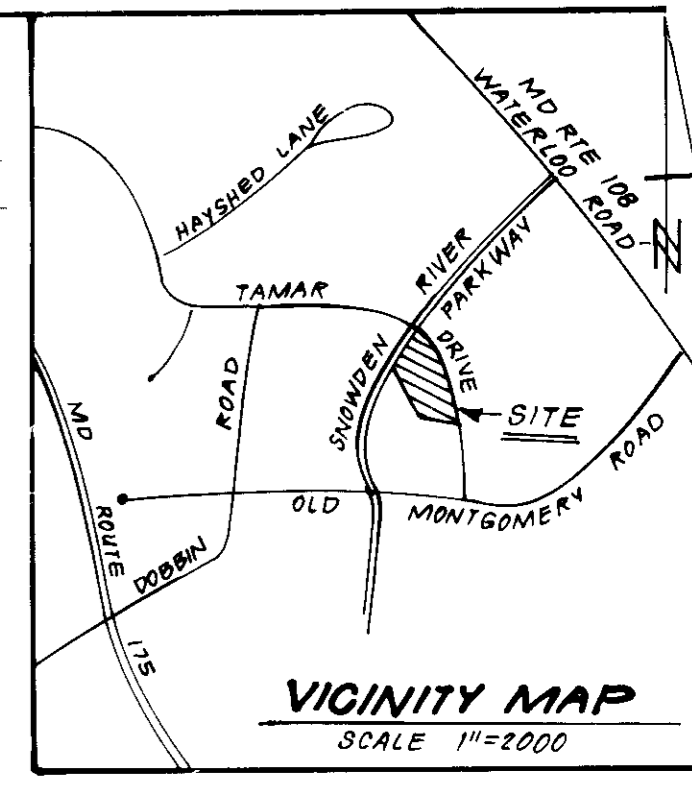
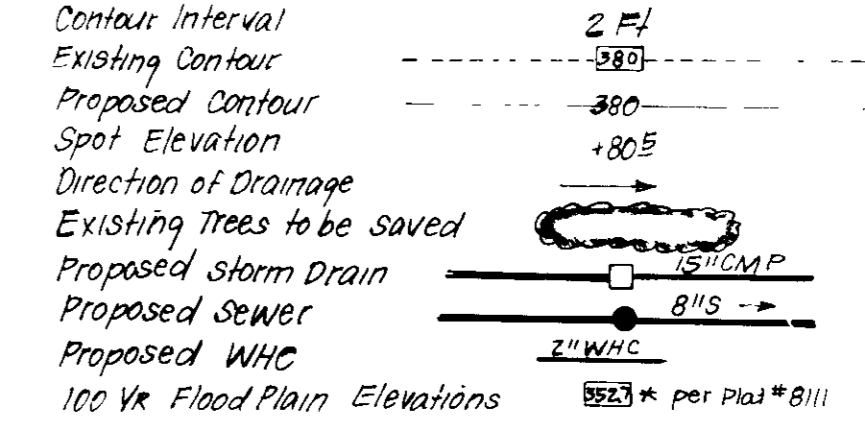


**GENERAL NOTES - CONTINUED**  
 17 Fire lane curbs to be painted in accordance with Howard County Fire Dep letter dated 12-13-88 & Standard Specifications

**LEGEND**



**GENERAL NOTES**

- All materials and construction to be in accordance with Howard County Road Construction Code and Specifications
- This plan is covered by Final Development Plan Phase 197 Part II
- Any damage to county owned rights of way to be corrected at the developer's expense
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the "Manual of Uniform Traffic Control."
- Topography was compiled from actual field survey.
- The area shown is located on Tax Map 30 Parcel 224
- All drive ways and parking to be privately owned and maintained
- All coordinates are based on the Maryland State Plane Coordinate System
- Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location by digging test pits, by hand, at all utility crossings, well in advance of construction
- The contractor or developer shall contact the Construction Inspection, Survey Division 24 hrs in advance of work 992 2817 or 792 7272
- All downspout drains shall be handled by one of these methods:
  - Downspout to splash blocks and discharged to ground having good percolation.
  - Downspout in front of Units piped to curb
  - Downspout connected to storm drain
- The developer agrees to work with the Dept of Licenses & Inspection to resolve any problems caused by roof water discharge
- Handicap Parking Details shall be in accordance with the "Maryland Building Code for the Handicapped" sect 501-705 and details sht 3
- This plan is subject to conditions of WDC #87-0316
- Storm Water Management is provided in previously approved Plans F-88-171..
- See O P 2 Files: S 88-03, WF 89-02, F 88-171, AA 88-13 permitting building height of 37.4 ft in RA-15 zone
- Minimum building setback restrictions from property lines and rights of way of any public road and street are in accordance with FDP 197-Part II for New Town Apartment Zone, and with Section 110 for R.A 15 zone
- 100 Year Floodplain information based on study by Purdum & Jasenke 1987, and shown on previously approved plans F-88-171

**SITE ANALYSIS**

EXISTING ZONING	NT. Apts	RA-15	Totals
1 Existing Zoning	-	-	-
2 Grass Areas	0.97 Ac	5.05 Ac	12.025 Ac
3 Public Road Dedication	-	-	-
4 Area Private Drives/ Parking	-	-	2.7 Ac
5 No Units Permitted	109	75	184
6 No Units Proposed (Apts)	114	70	184
7 Parking Spaces Req'd	181	140	321
8 Parking Spaces Prop	181	159	340
9 Bldg Coverage Permitted	30%	20%	-
10 Bldg Coverage Prop	13%	11%	1.45Ac (20%)
11 Green Space	465Ac (67%)	315Ac (42%)	7.8Ac (62%)
12 Floor Area Ratio	-	0.26	1

**ADDRESS CHART**

BLDG No	STREET ADDRESS
1	8300 Tamar Drive
2	8300/8302
3	8300/8307
4	8300/8307
5	8300/8301
6	8307/8305
7	8307/8300
8	8300/8303

**PARKING ANALYSIS**

ZONE	BLDG	# UNITS	BEHIND UNIT	REQ SP/UNIT	SPACES REQ'D	SPACES PROVIDED
RA 15	1	CLUB	-	-	-	-
	2	14	1 BR	2	28	
	2	14	2 BR	2	28	
	3	7	1 BR	2	14	
	3	5	2 BR	2	10	
	4	3	2 BR	2	6	
	4	6	3 BR	2	12	
	5	21	1 BR	2	42	
SUB TOTAL		70			140	159
NEW TOWN	3	7	1 BR	1.5	10.5	
	3	5	2 BR	1.5	7.5	
	4	9	2 BR	1.5	13.5	
	4	6	3 BR	2	12	
	5	3	1 BR	1.5	4.5	
	6	14	1 BR	1.5	21	
	6	14	2 BR	1.5	21	
	7	14	1 BR	1.5	21	
	7	14	2 BR	1.5	21	
	8	14	1 BR	1.5	21	
	8	14	3 BR	2	28	
SUB TOTAL		114			181	181
TOTAL		184			321	340

**UNIT TYPES**

BLDG No	BLDG TYPE	A-3	B-1	B-3	C-1	TOTAL
1	CLUB HOUSE	-	-	-	-	-
2	14 STORY W/ BSMAT	14	-	14	-	28
3	5 STORY W/ BSMAT	14 (1 HC)	-	10	-	24
4	3 STORY	-	12	-	12	24
5	2.5 STORY W/ BSMAT	24	-	-	-	24
6	3 STORY W/ BSMAT	14	-	14	-	28
7	3 STORY W/ BSMAT	14 (2 HC)	-	14	-	28
8	3 STORY W/ BSMAT	-	14 (3 HC)	-	14 (1 HC)	28
TOTAL		80	26	52	26	184
TOTAL HANDICAP		3 (HC)	3 (HC)	1 (HC)	7 (HC)	

**UNIT SQUARE FOOTAGE ANALYSIS**

UNIT TYPE	AREA (SF)
A-3 (1 BR)	792 SF
B-1 (2 BR)	918 SF
B-3 (2 BR)	1081 SF
C-1 (3 BR)	1246 SF

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: [Signature] DATE: 4-27-89

**APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING**  
 PLANNING DIRECTOR: [Signature] DATE: 5-5-89

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS**  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: [Signature] DATE: 4/21/89

**DEVELOPER'S CERTIFICATE**  
 I, the undersigned, certify that all development and construction will be done in accordance with the provisions of the Ordinance and Subchapter 29B of the Code of the City of Columbia, Maryland, and that the construction of the project will be done in accordance with the provisions of the Ordinance and Subchapter 29B of the Code of the City of Columbia, Maryland, and that the construction of the project will be done in accordance with the provisions of the Ordinance and Subchapter 29B of the Code of the City of Columbia, Maryland.

Signature: [Signature] Date: 4/7/89

**Reviewed for S.C.D.**  
 and meets Technical Requirements  
 Signature: [Signature] Date: [Date]

**ENGINEER'S CERTIFICATE**  
 I hereby 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.

Signature: Jeffrey L. Schwarz Date: 4/7/89

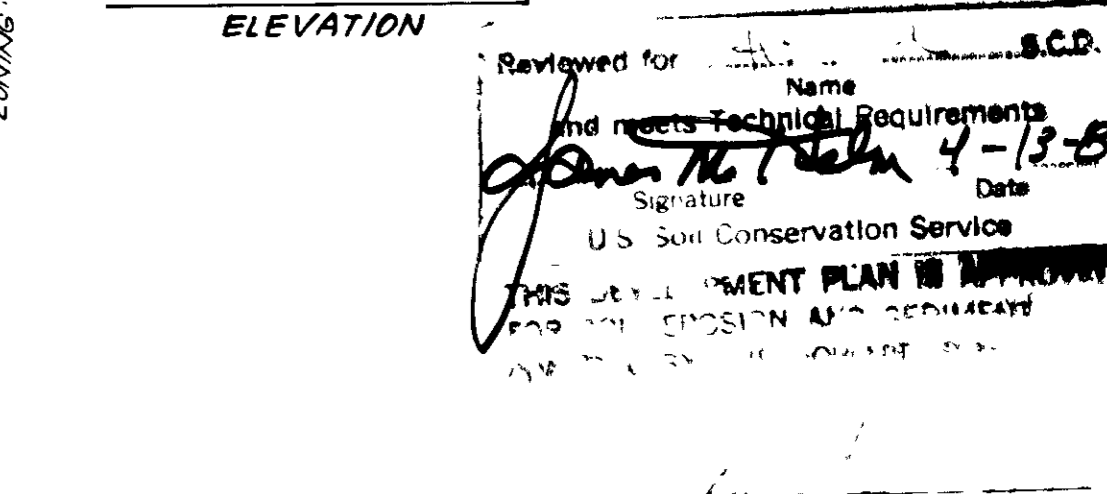
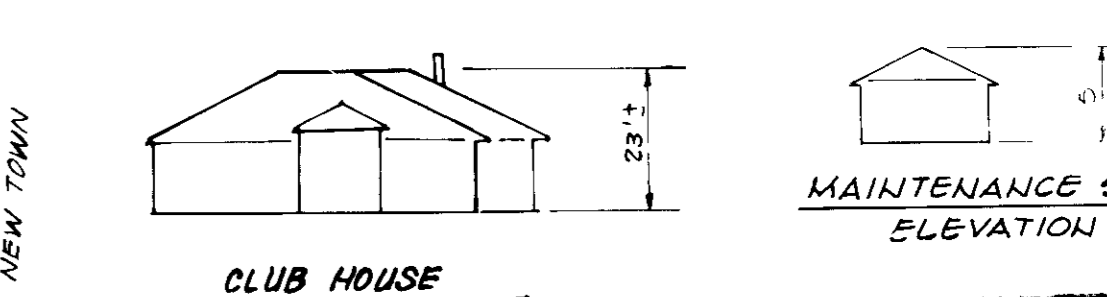
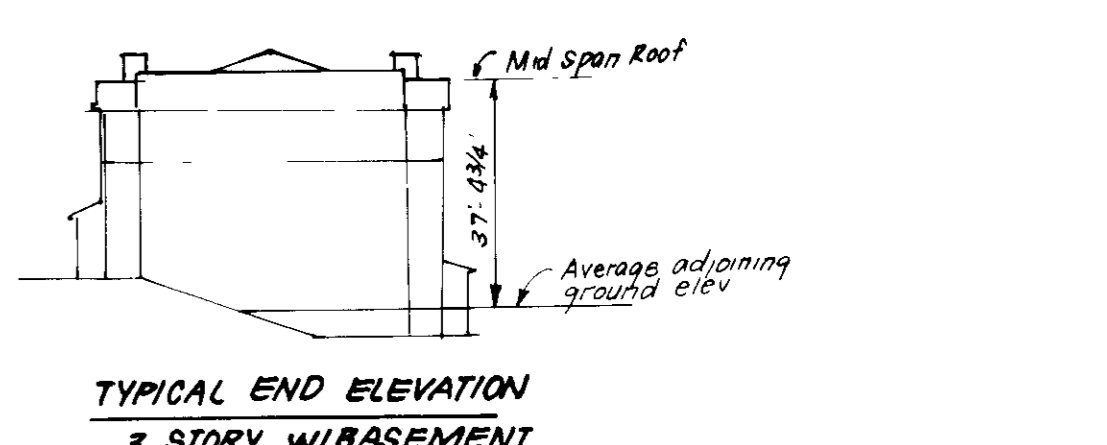
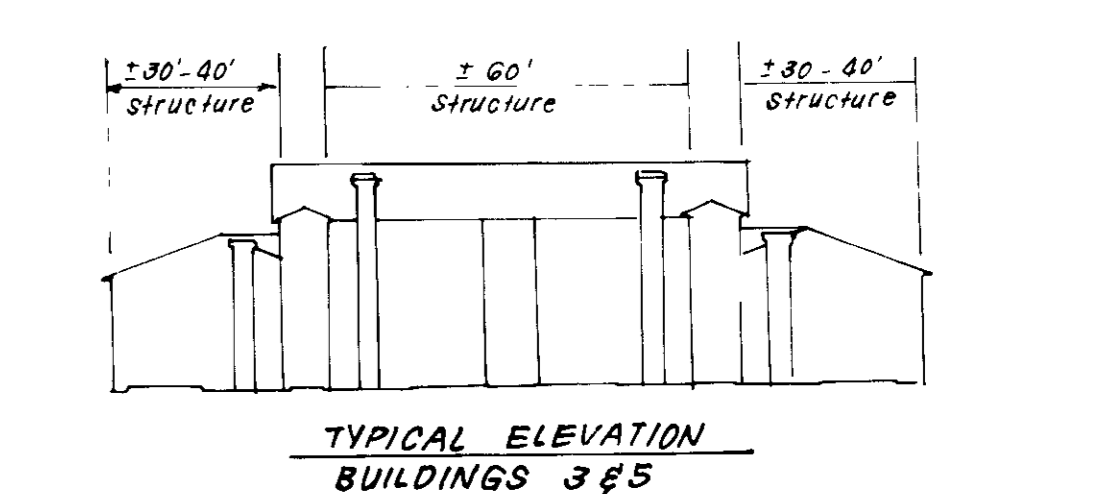
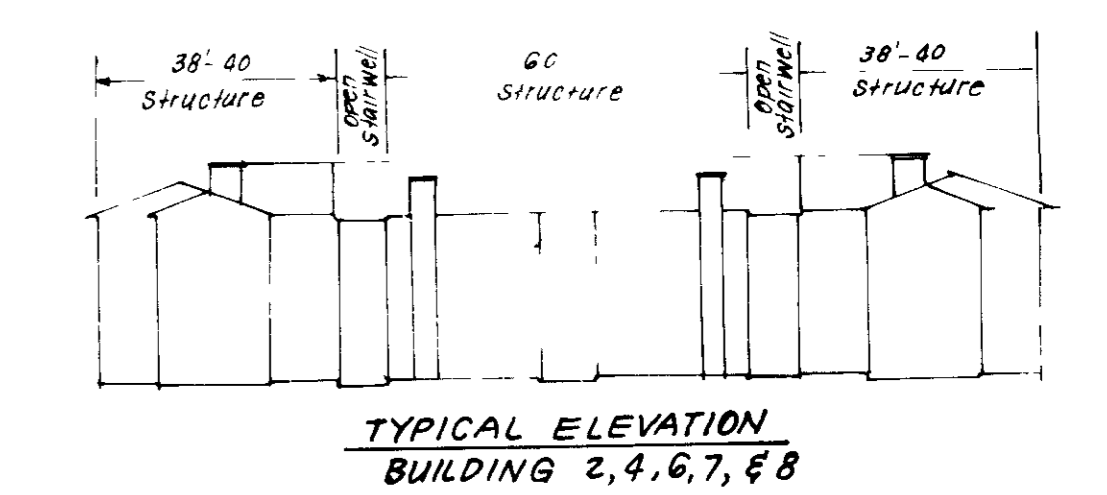
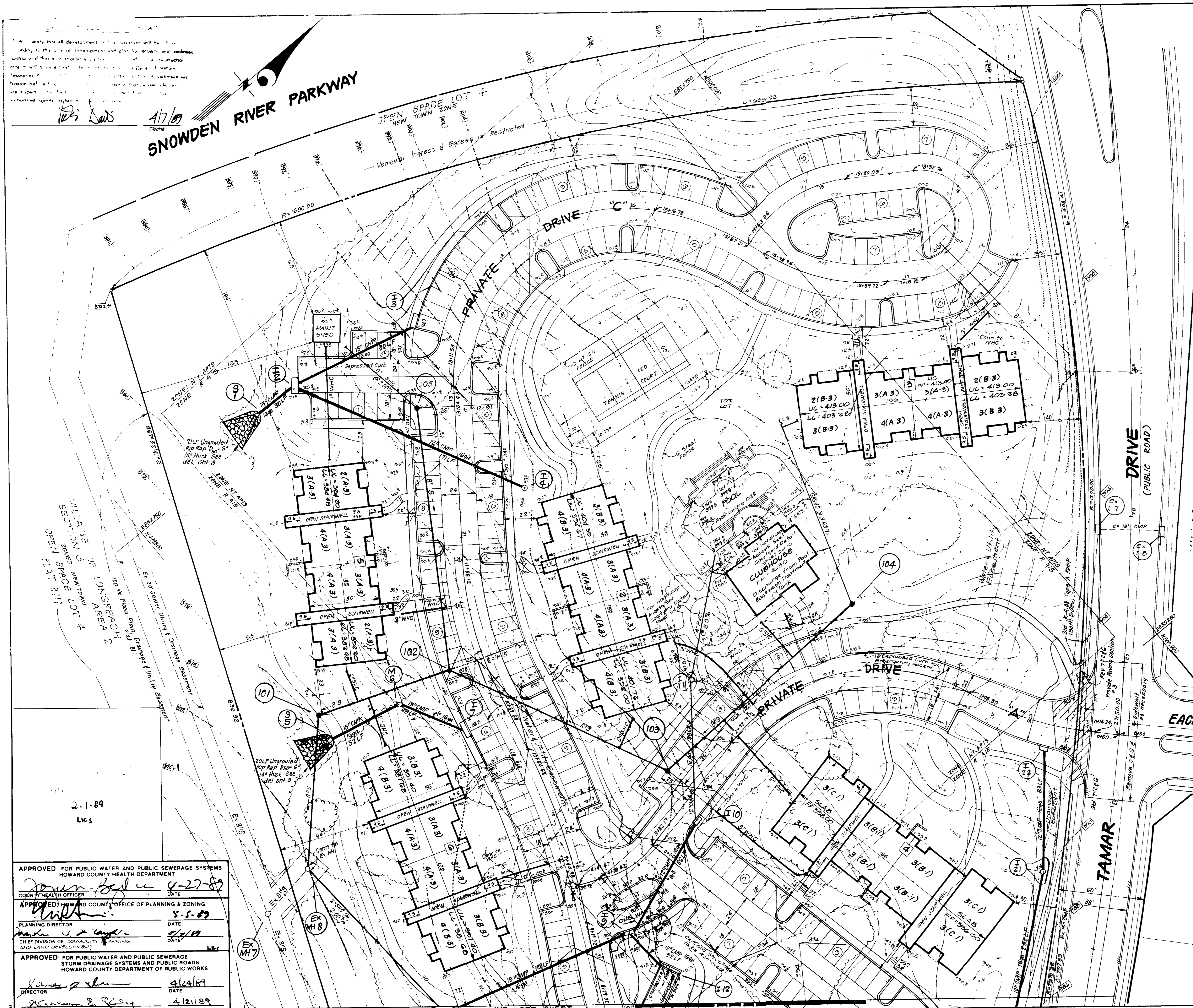
**SNOWDEN RIVER PARKWAY**

1/7/89  
Date

OPEN SPACE LOT 4  
NEW TOWN ZONE

Vehicular Ingress & Egress is Restricted

It is the intent of this plan that all development on this site shall be in accordance with the general development and site plan for the area and shall be subject to the approval of the Board of Public Works and the Board of Zoning Appeals. The construction of all buildings shall be in accordance with the provisions of the Subdivision Regulations and the provisions of the Code of Ordinances of the County of Howard, Maryland. The construction of all buildings shall be in accordance with the provisions of the Subdivision Regulations and the provisions of the Code of Ordinances of the County of Howard, Maryland. The construction of all buildings shall be in accordance with the provisions of the Subdivision Regulations and the provisions of the Code of Ordinances of the County of Howard, Maryland.



Reviewed for Name: S.C.D.  
and Technical Requirements  
Signature: *Jeffrey Schwab* Date: 4-13-89  
U.S. Soil Conservation Service  
THIS IS A PRELIMINARY PLAN APPROVED FOR THE PROVISION OF PERMITS ONLY.

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on the best available knowledge of the site conditions and the best engineering judgment. I am a duly licensed Professional Engineer in the State of Maryland.

*Jeffrey Schwab*  
Jeffrey Schwab 4/7/89  
Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*Donna Bedu* 4-27-89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*Mark J. Taylor* 5-5-89  
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE  
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James P. Shaw* 4/29/89  
DIRECTOR DATE

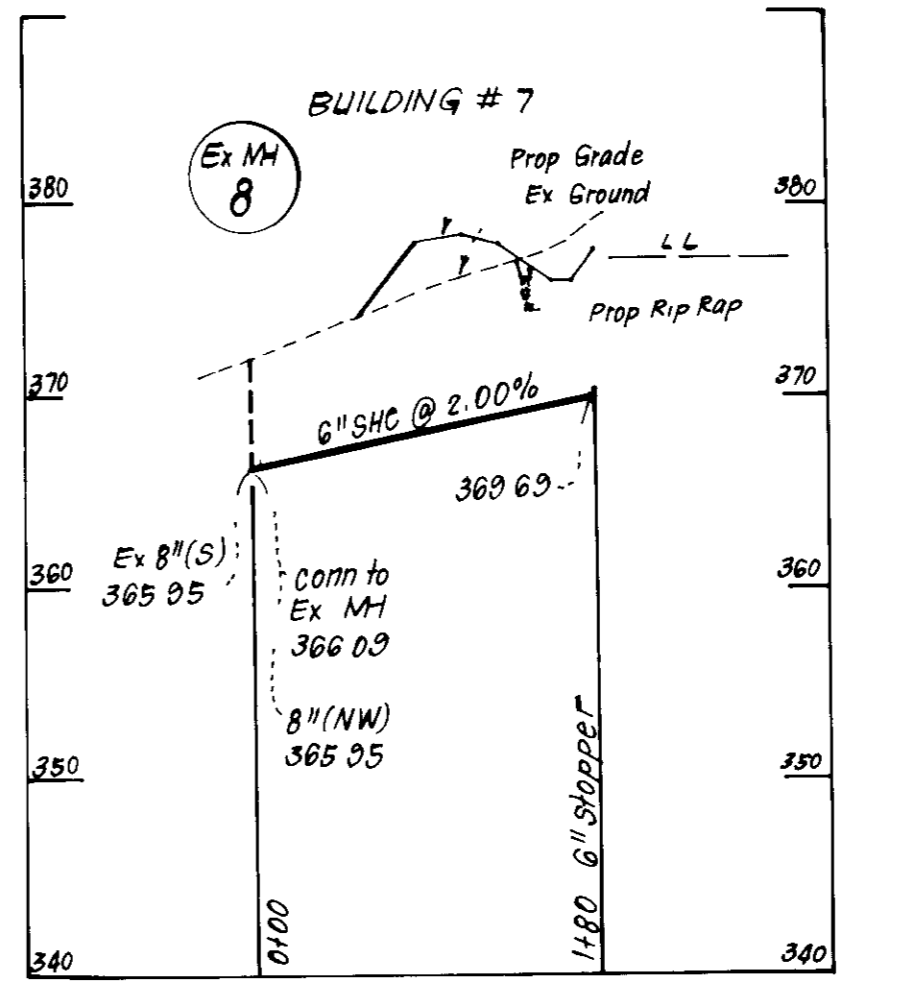
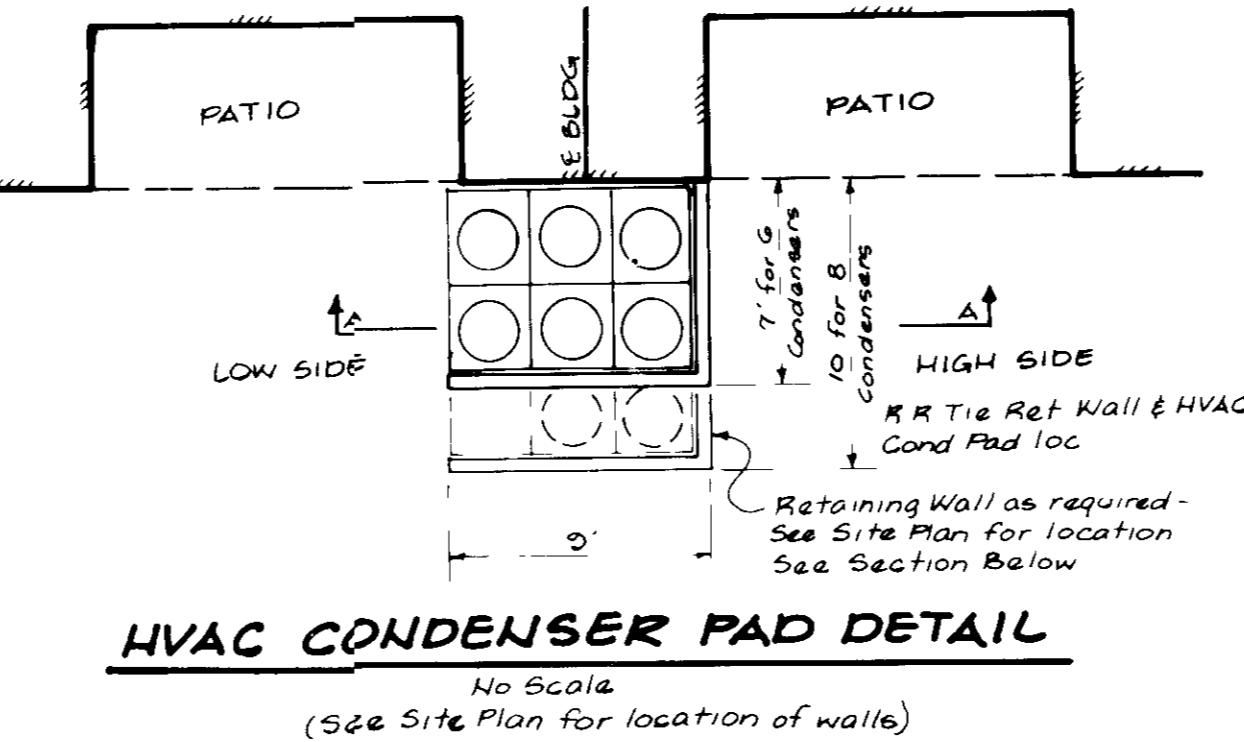
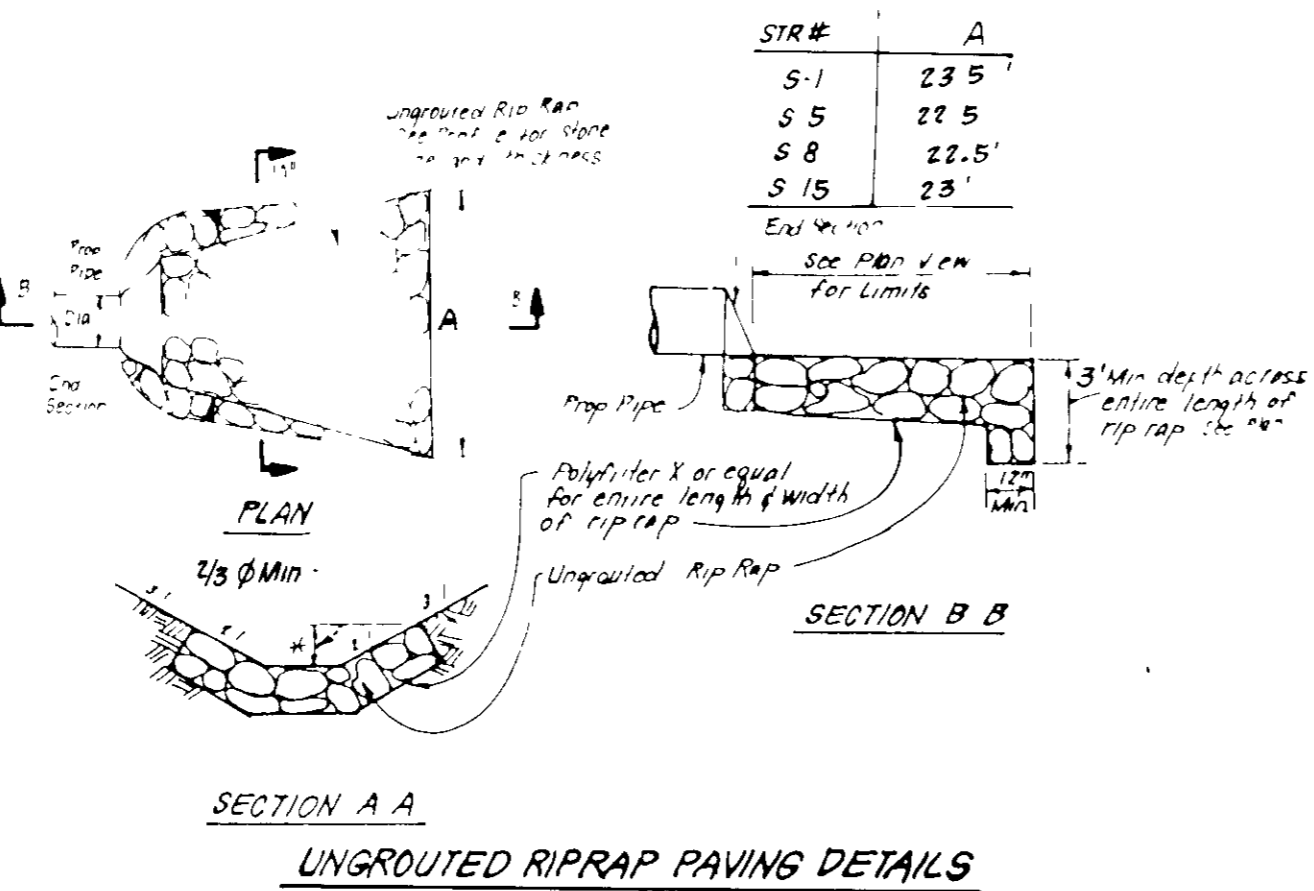
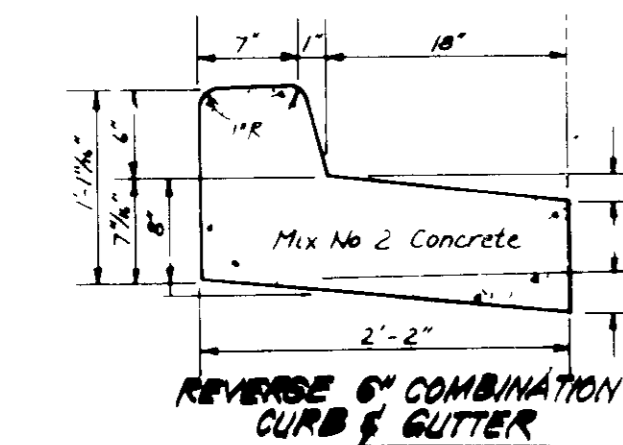
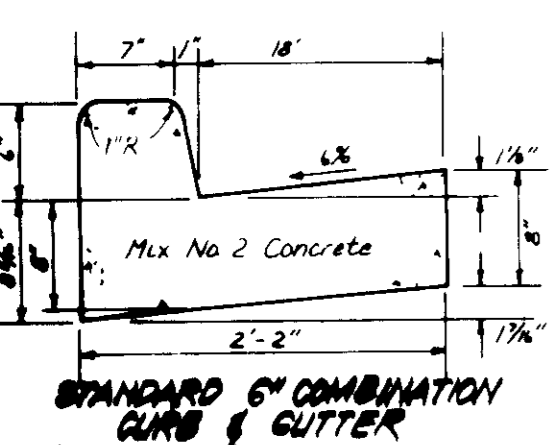
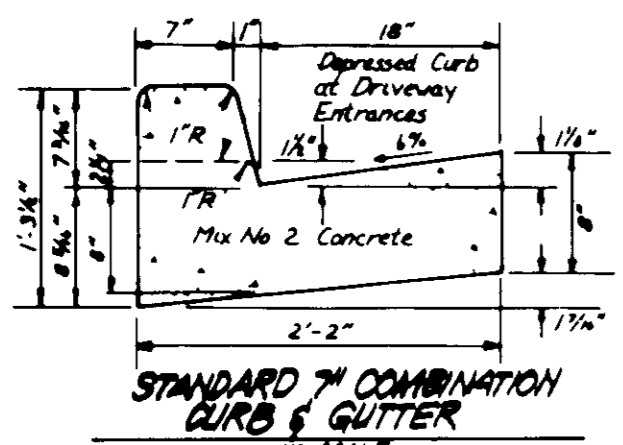
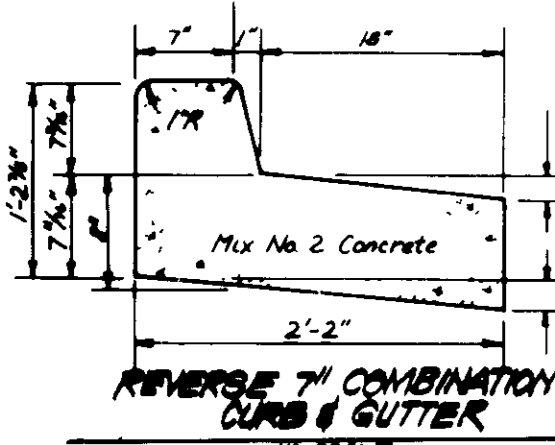
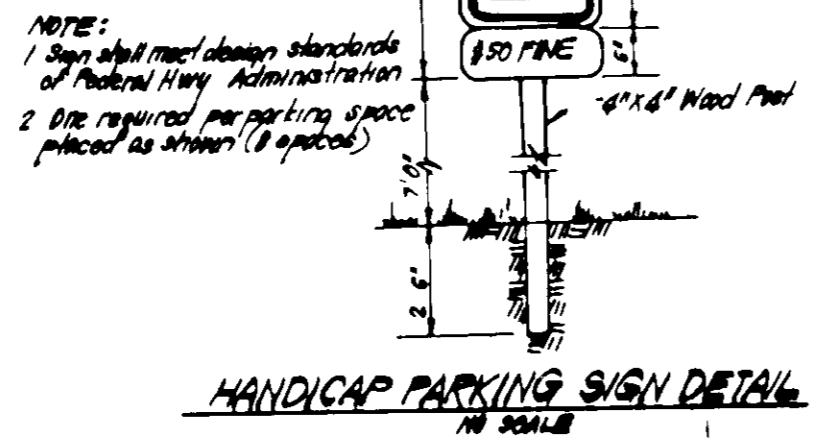
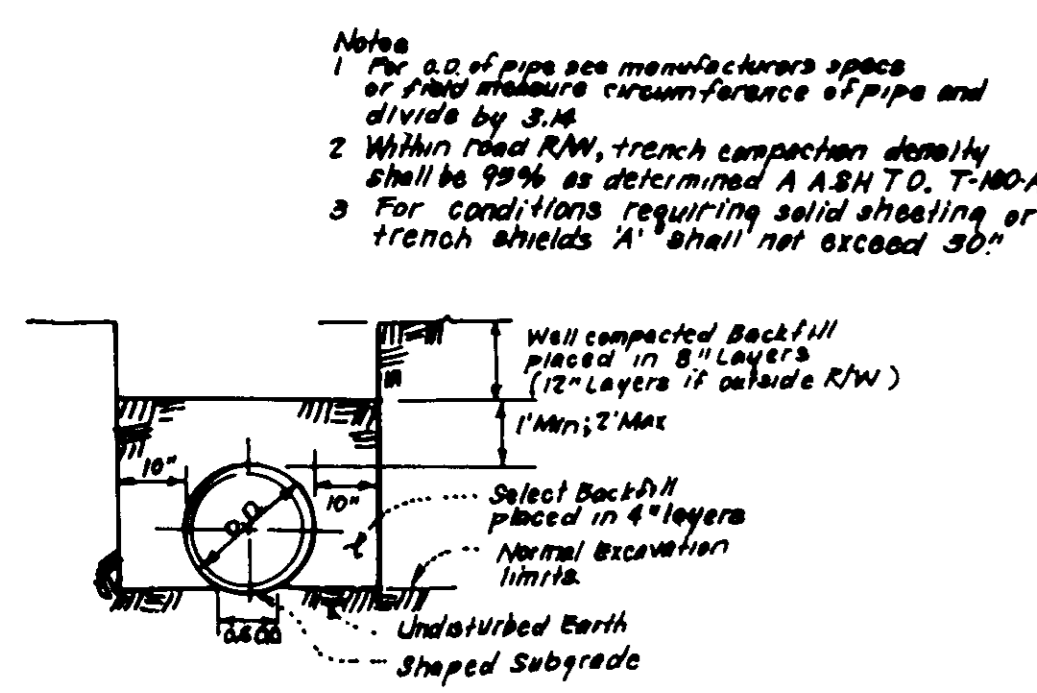
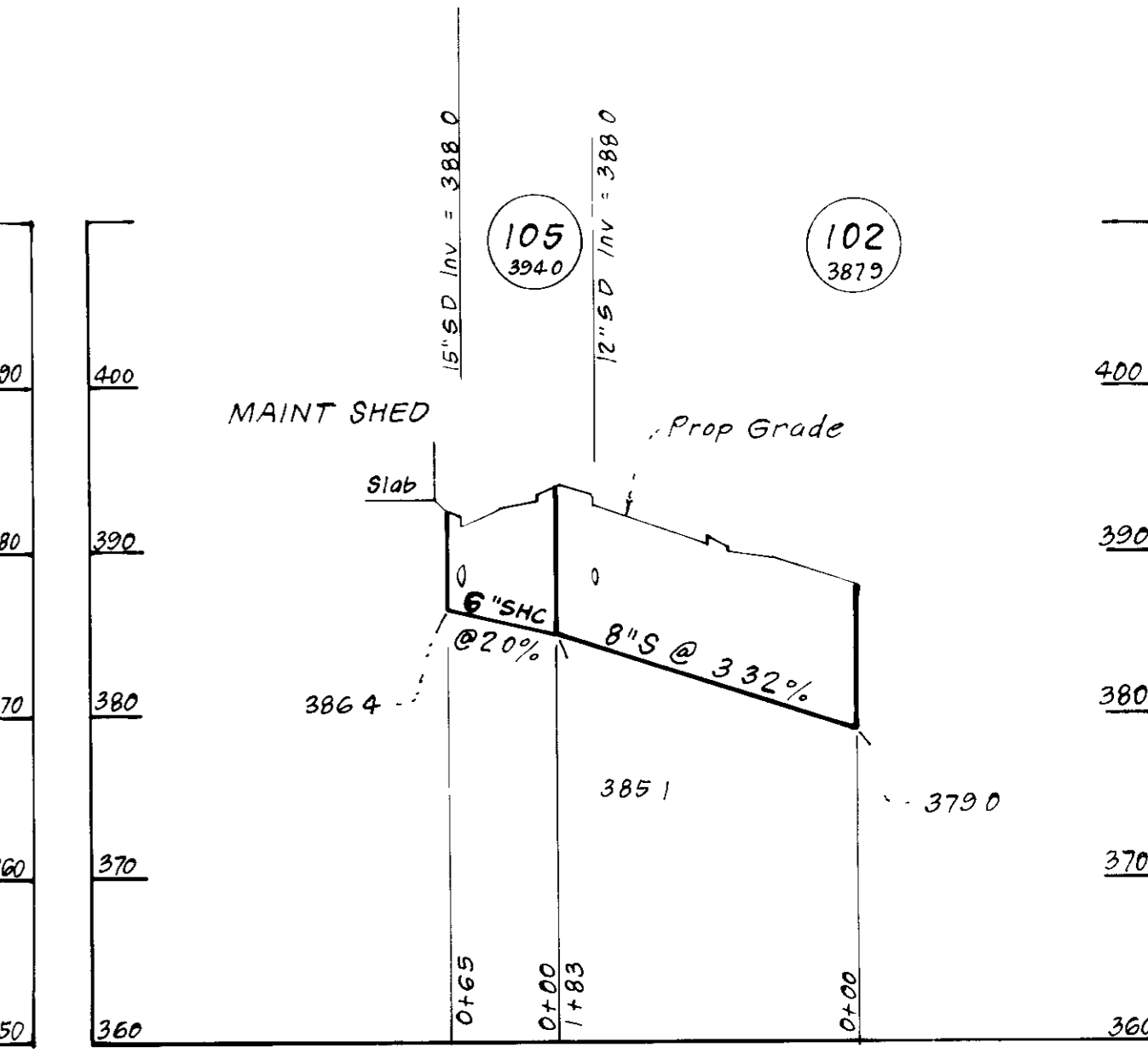
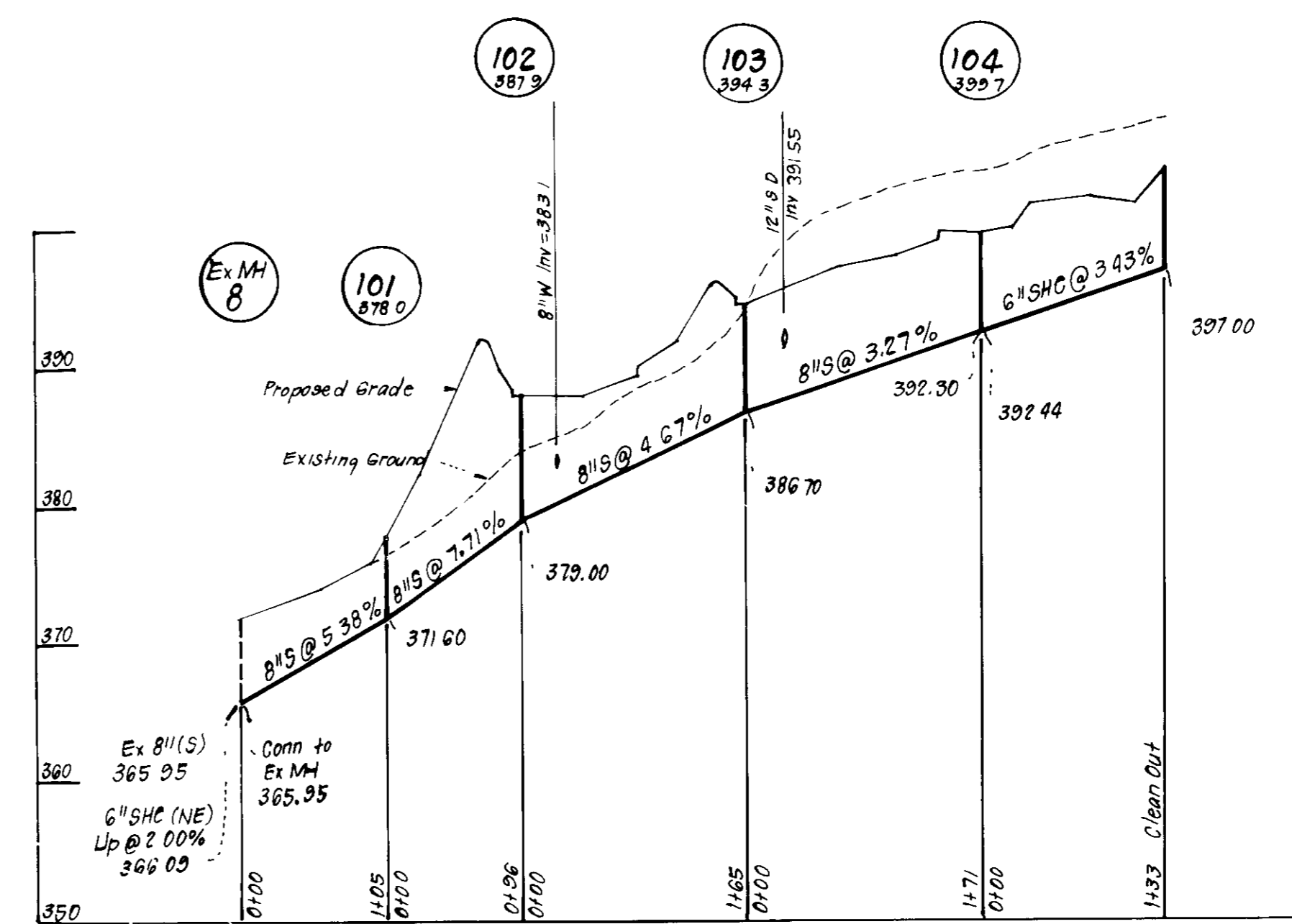
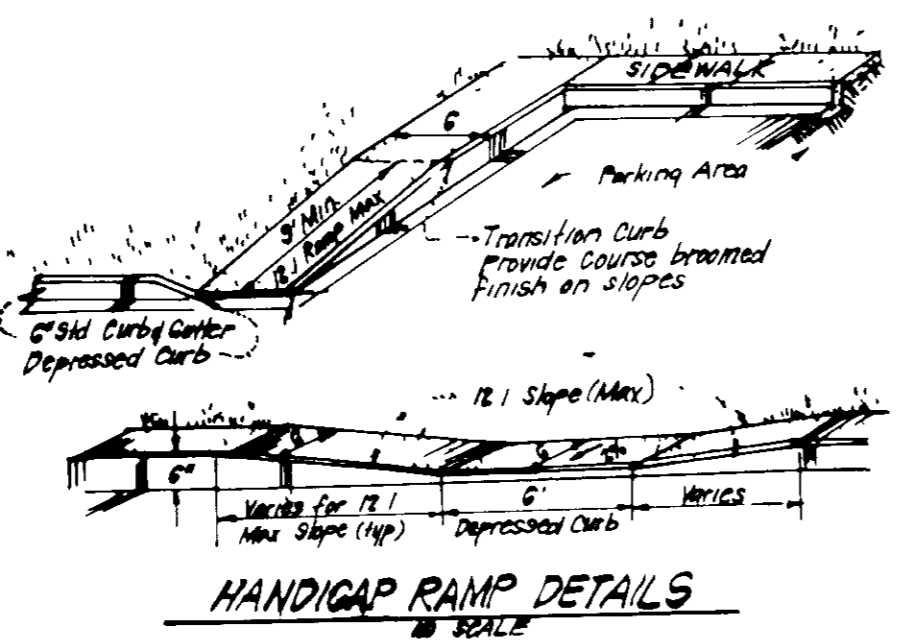
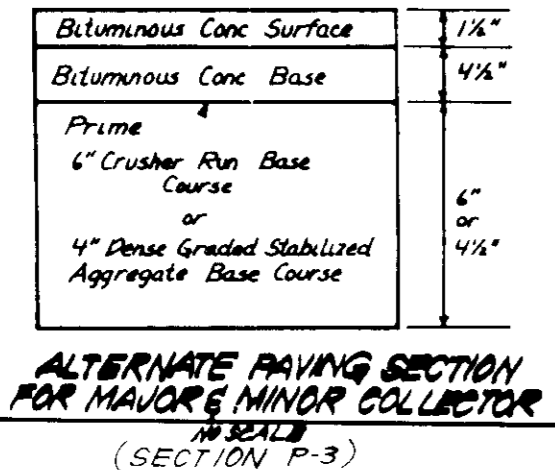
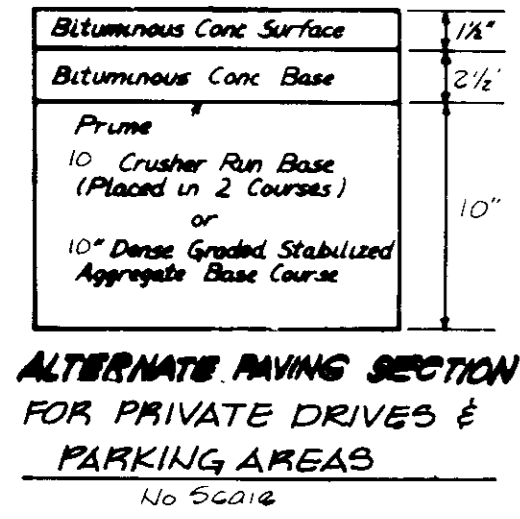
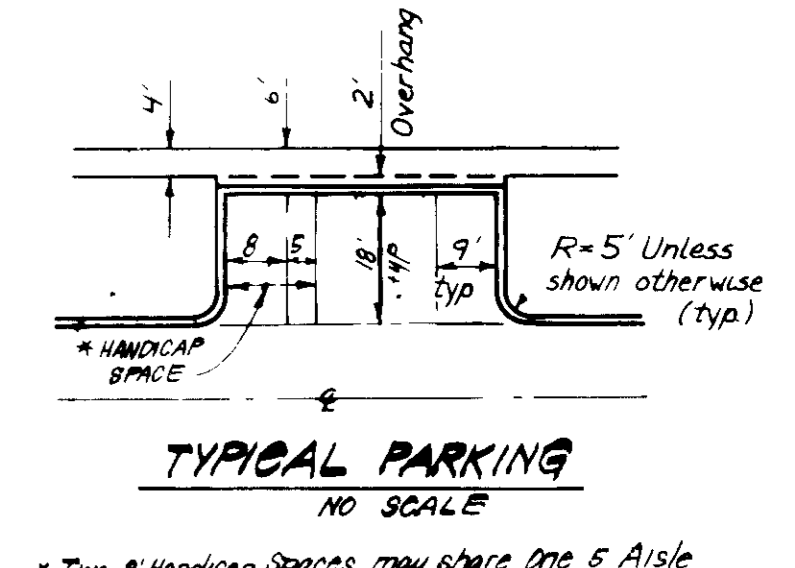
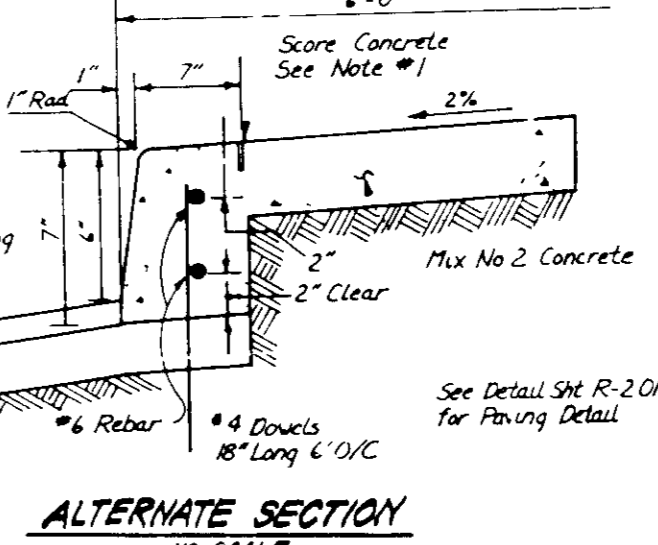
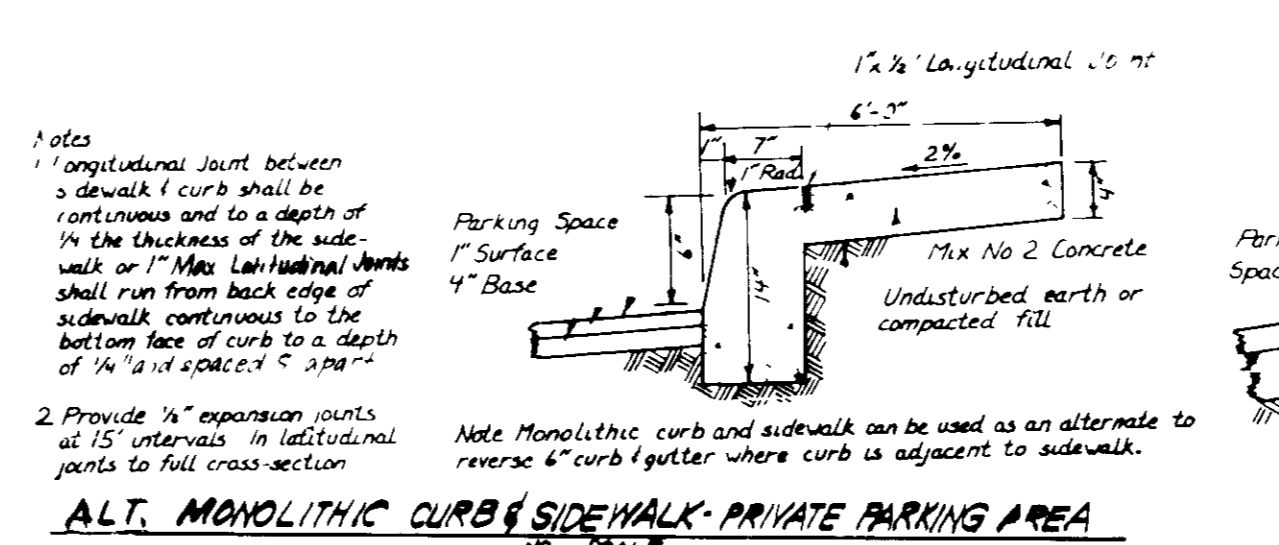
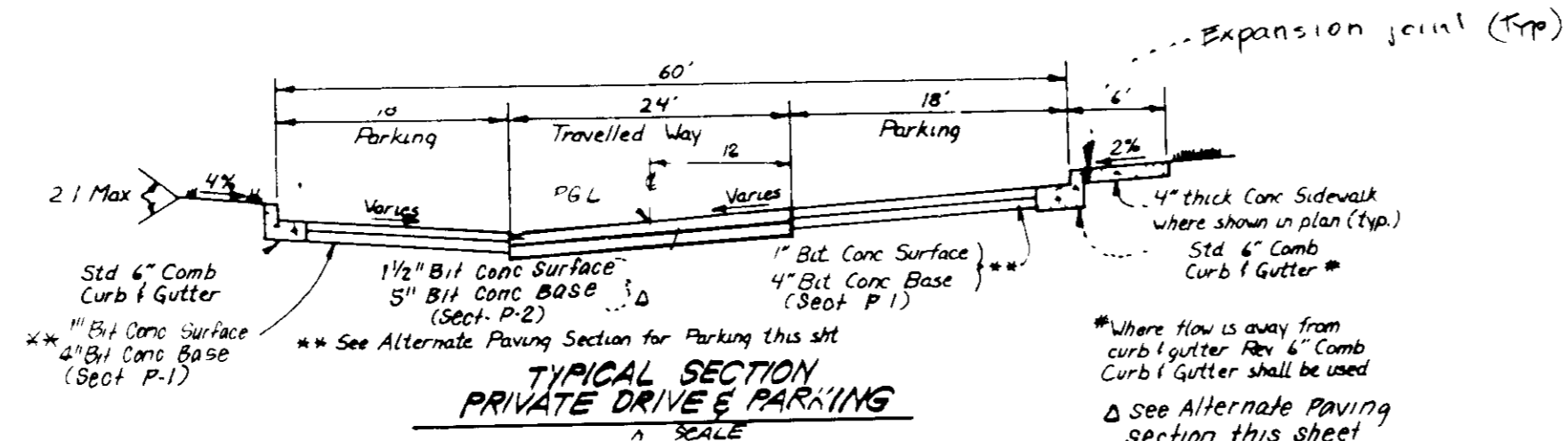
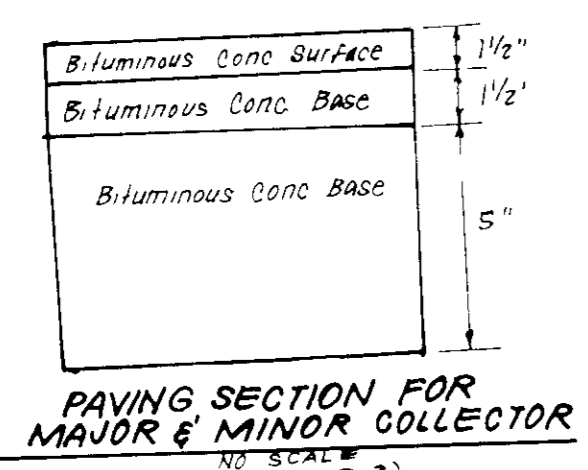
*William E. Gray* 4/21/89  
CHIEF BUREAU OF ENGINEERING DATE

OWNER HOWARD RESEARCH & DEVELOPMENT LAND CO 10275 Little Patuxent Parkway, Columbia Md 21045	SUBDIVISION NAME VILLAGE OF LONGREACH	SECT/AREA 3/2	PARCEL D
PLAT # 8106	BLOCK # 7	ZONE R A 15	TAX/ZONE MAP RECD DIST 37 6TH
WATER CODE E07	SEWER CODE 3550000	CENSUS TR 10066.01	

CLARK • FINEFROCK & SACKETT, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINNISTREL WAY • COLUMBIA MD 21046 • (301) 881-7200 - BALTO • (410) 621-8100 - WASH

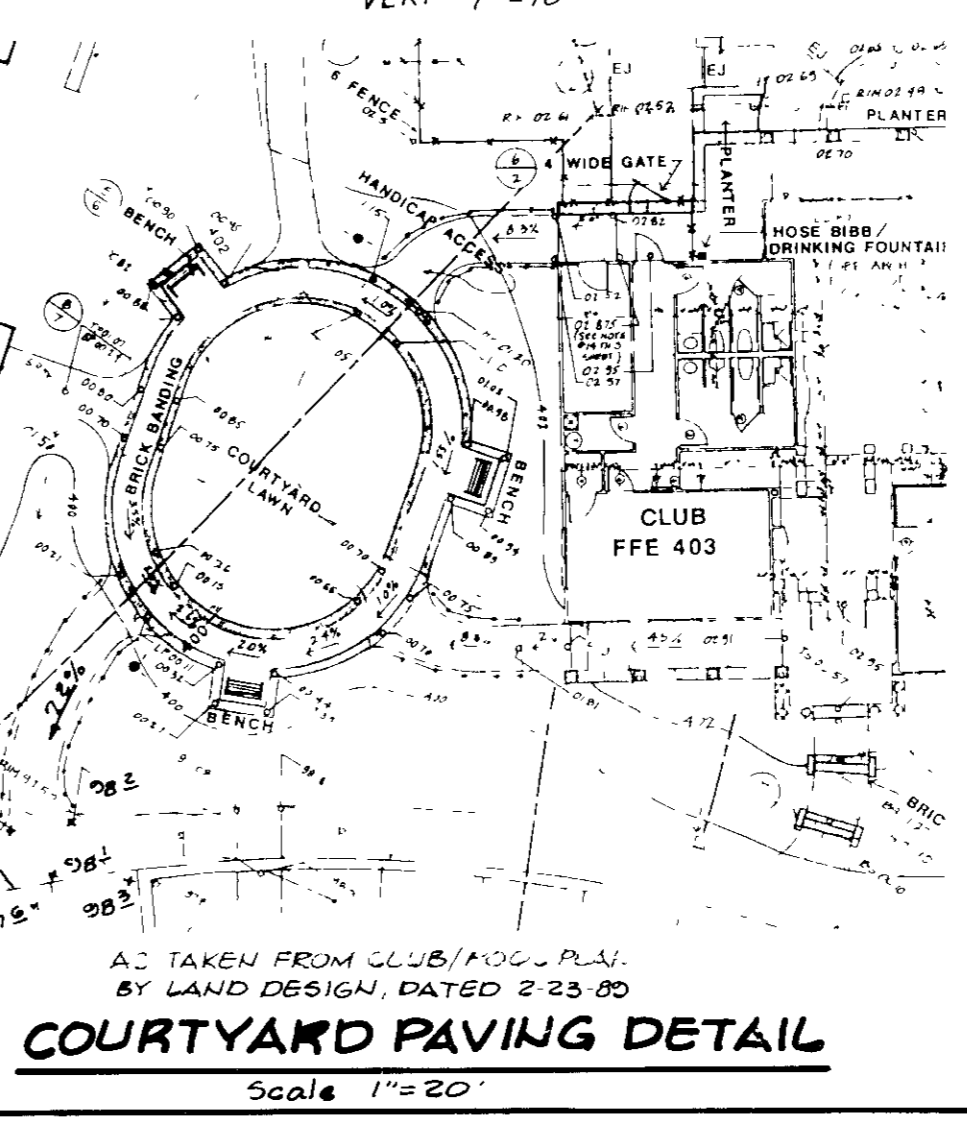
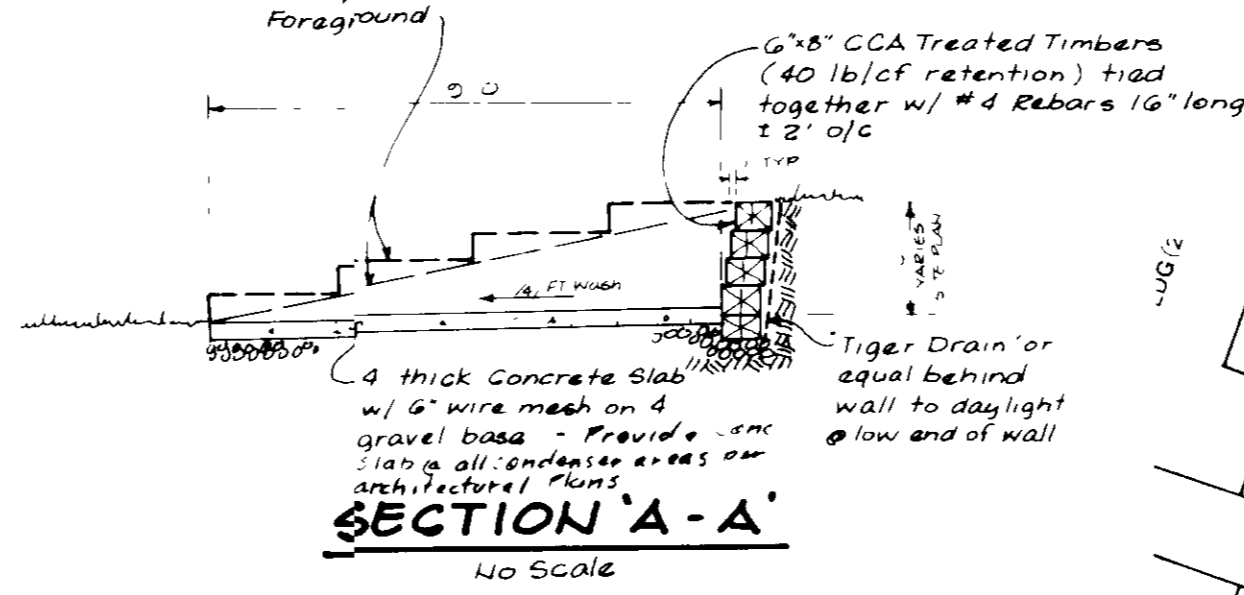
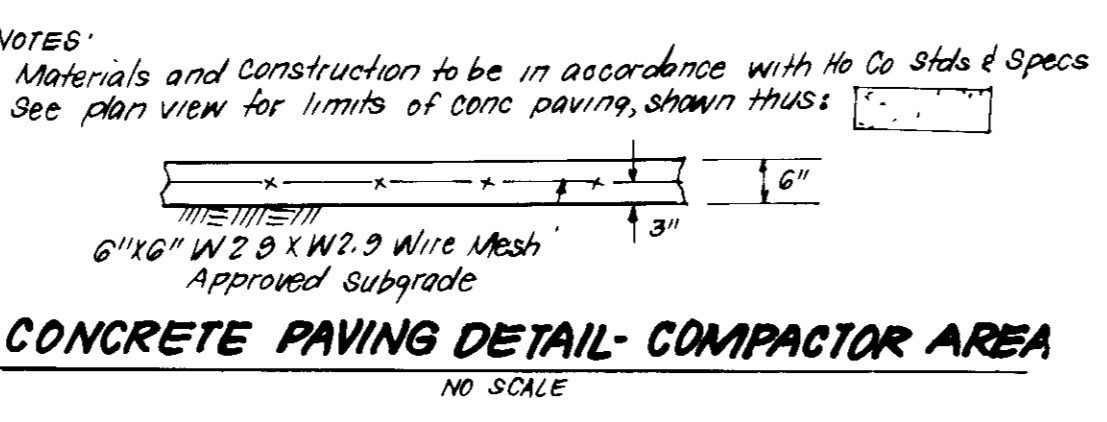
DESIGNED WHT	SITE DEVELOPMENT PLAN FOR APARTMENTS PARCEL D <b>COLUMBIA</b> VILLAGE OF LONGREACH SECTION 3 AREA 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR TRAMMEL-CROW COMPANY 3 Bethesda Metro Centre, Suite 250 Bethesda Md 20804	SCALE 1"=30'
DRAWN KJW/PER		DRAWING 2 OF 10
CHECKED WHT/CLS		JOB NO 88-050
DATE 4-7-89		FILE NO 88 050 X

SDP-89-102



**WATER AND SEWER NOTES**

- All sewer mains shall be PVC, CSPX, V-C-P-X.
- All construction methods and materials for on-site private water & sewer systems shall follow the current edition of the Howard County Plumbing Code, supplemented by the Howard County Std. Details and Specs where necessary.
- Sewer house connections shall be built to within 5' of buildings, at a slope of 2%, except where noted.
- Areas where water house connections are to be built shall be at final grade and connections shall be laid with a min of 35' of cover.
- 3" Water Pipe shall be ductile iron 1505 52.
- 1 1/2" WHP shall be copper Type K.



**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**  
HOWARD COUNTY HEALTH DEPARTMENT

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS**  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

2-1-89  
LKS

**UNIVERSITY BUILDER'S CERTIFICATE**

I hereby certify that all development and construction will be in accordance with the plan of development and construction and that all construction shall be in accordance with the plan of development and construction and that all construction shall be in accordance with the plan of development and construction.

4/17/89

Reviewed for Howard County Health Department

4-13-89

APPROVED

4/13/89

**CLARK • FINEPROCK & SACKETT, INC**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 • BALTO • (301) 621-8100 • WASH

**SITE DEVELOPMENT PLAN**  
PARCEL 'D'  
DETAIL SHEET  
COLUMBIA VILLAGE OF LONGREACH SECTION 3, AREA 2  
G1-16(NW)  
HOWARD COUNTY, MARYLAND

FOR TRAHUEL-CROW COMPANY  
3 Bethesda Metro Center, Ste 250  
Bethesda, Maryland 20814

DESIGNED: JLS/CCM  
DRAWN: KIW  
CHECKED: JLS  
DATE: 4-7-89

SCALE: No Scale  
DRAWING: 3 OF 10  
JOB NO: 88-050  
FILE NO: 88-050-X

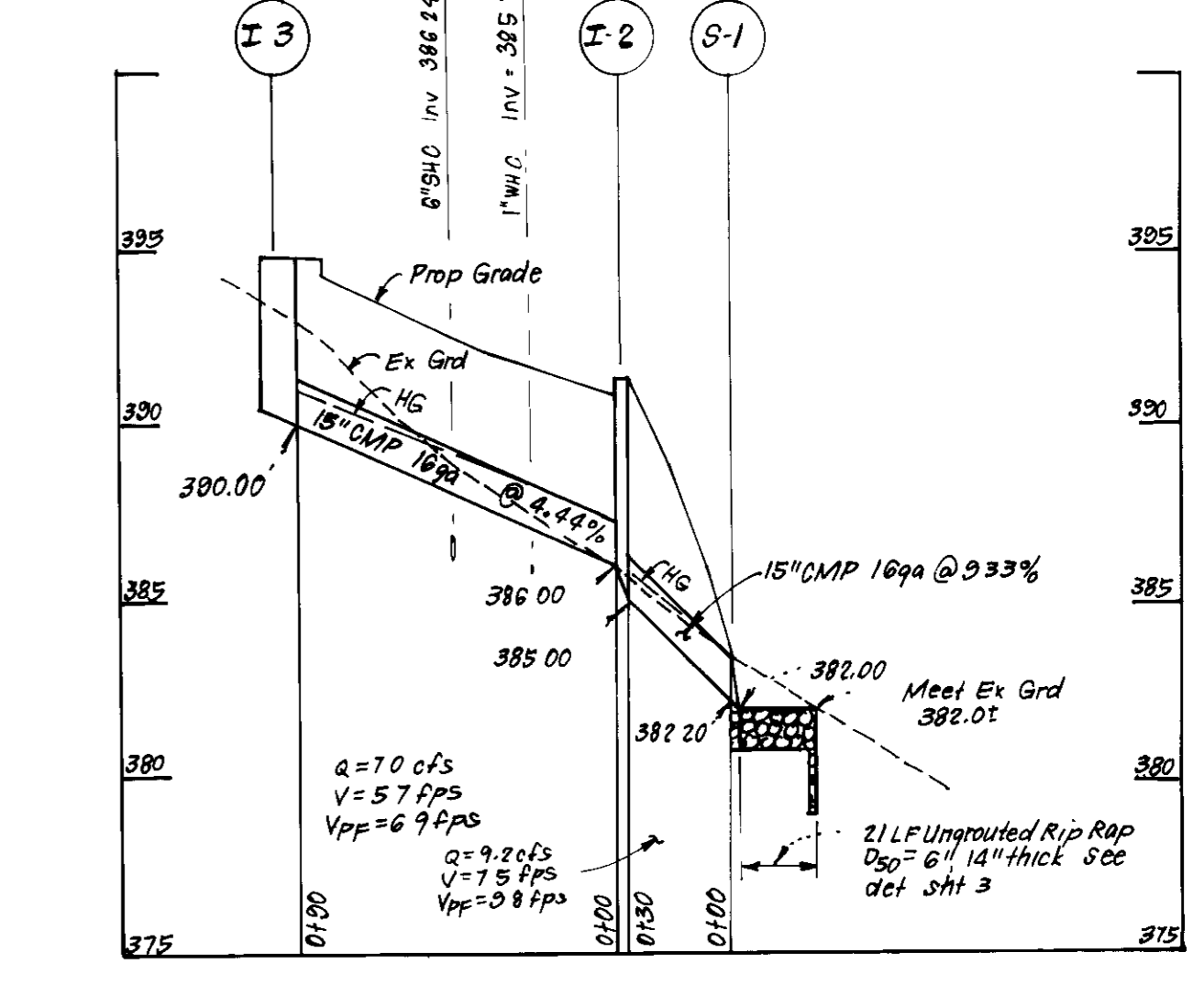
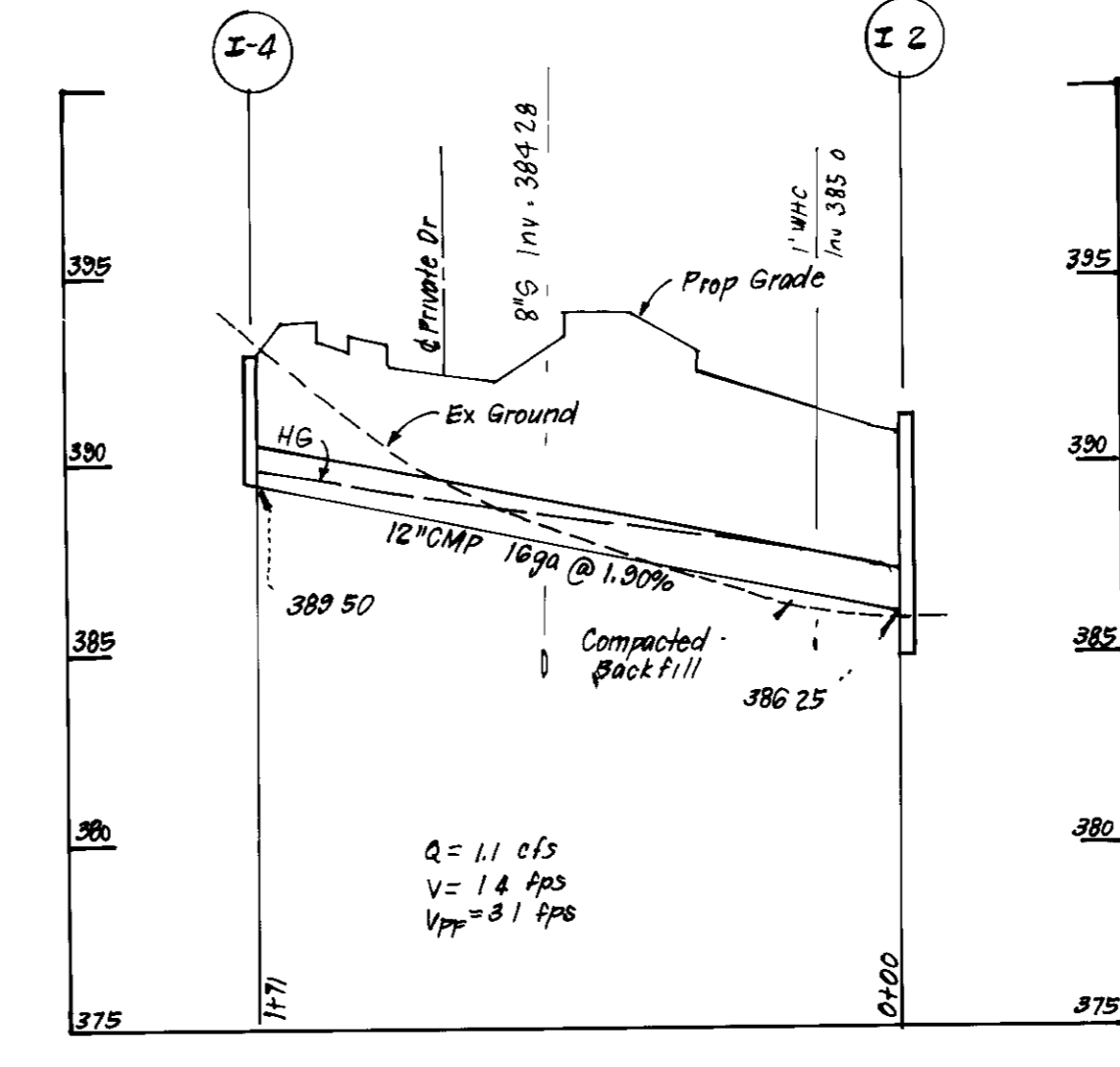
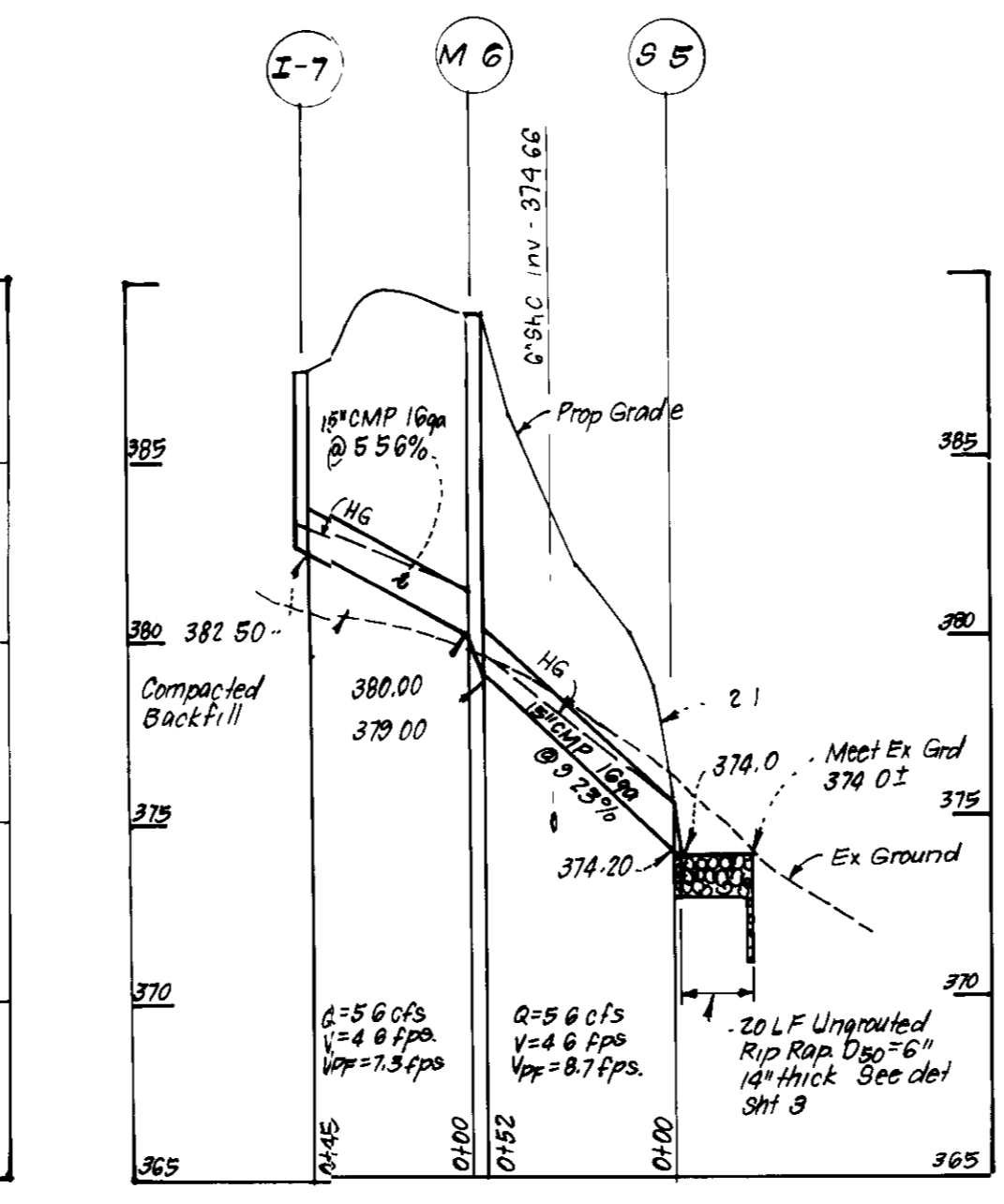
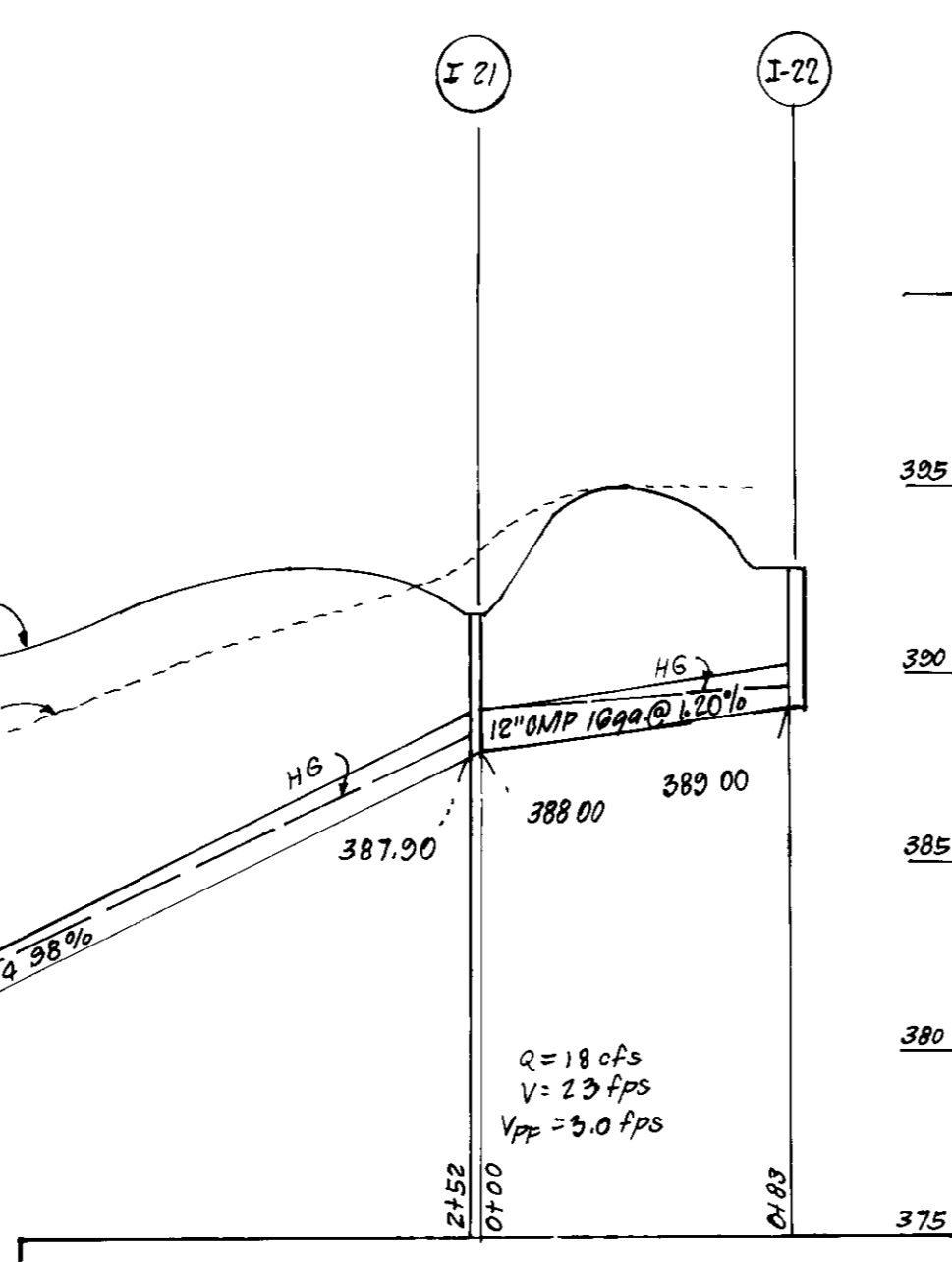
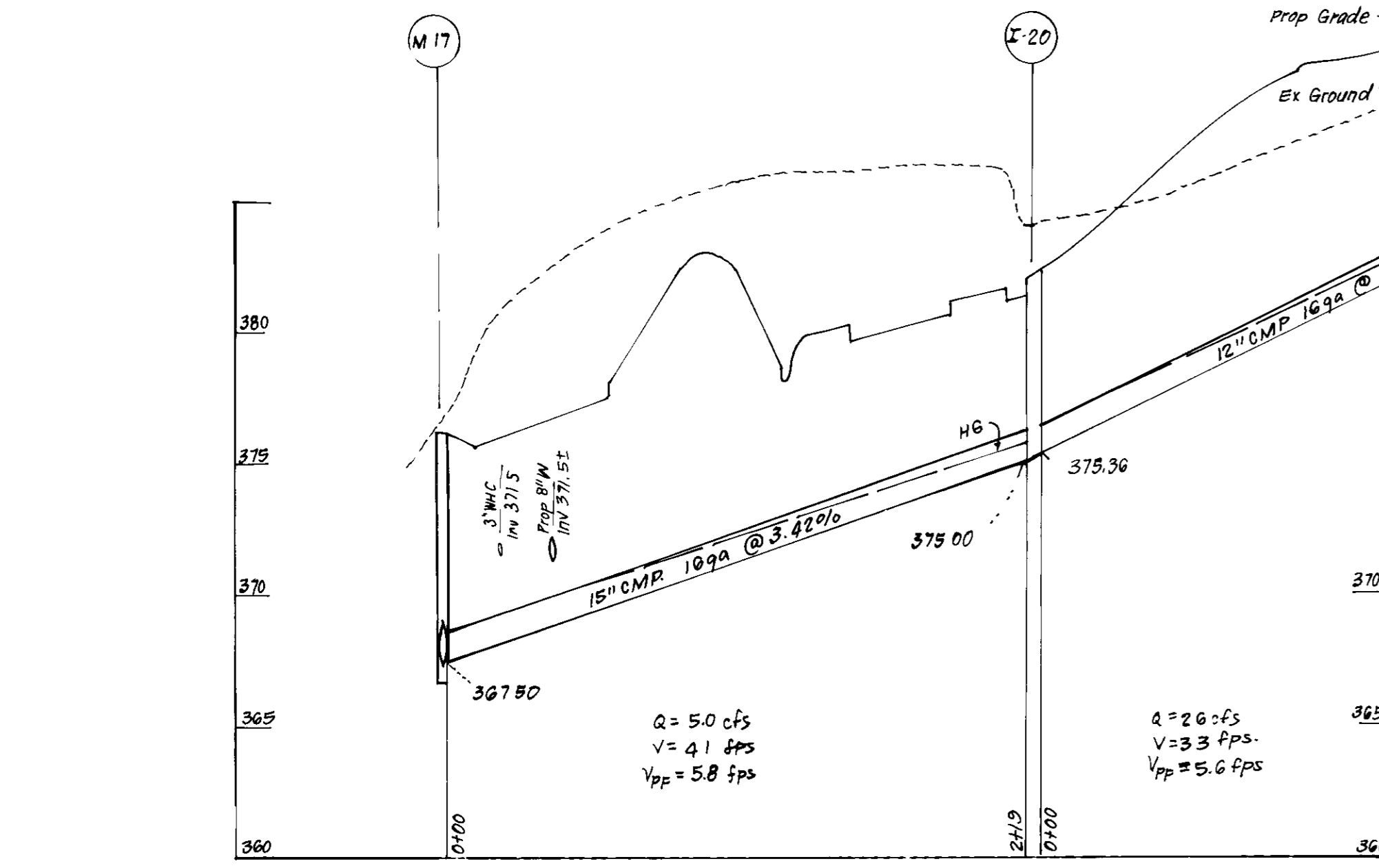
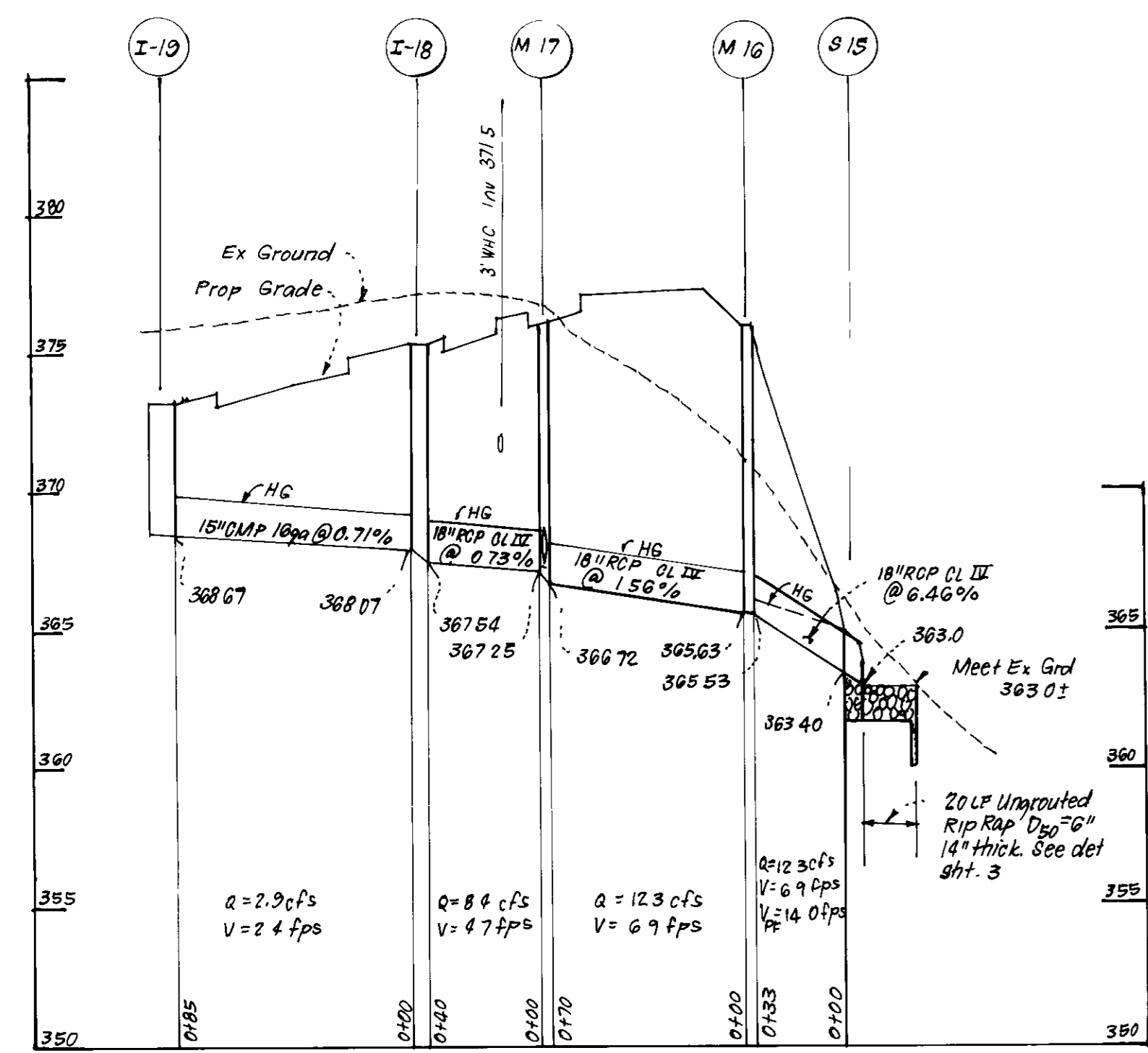
Jeffrey L. Sackett  
Jeffrey L. Sackett  
4/7/89

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
12"	CMP	1099
15"	CMP	1099
18"	ROP	123 LF

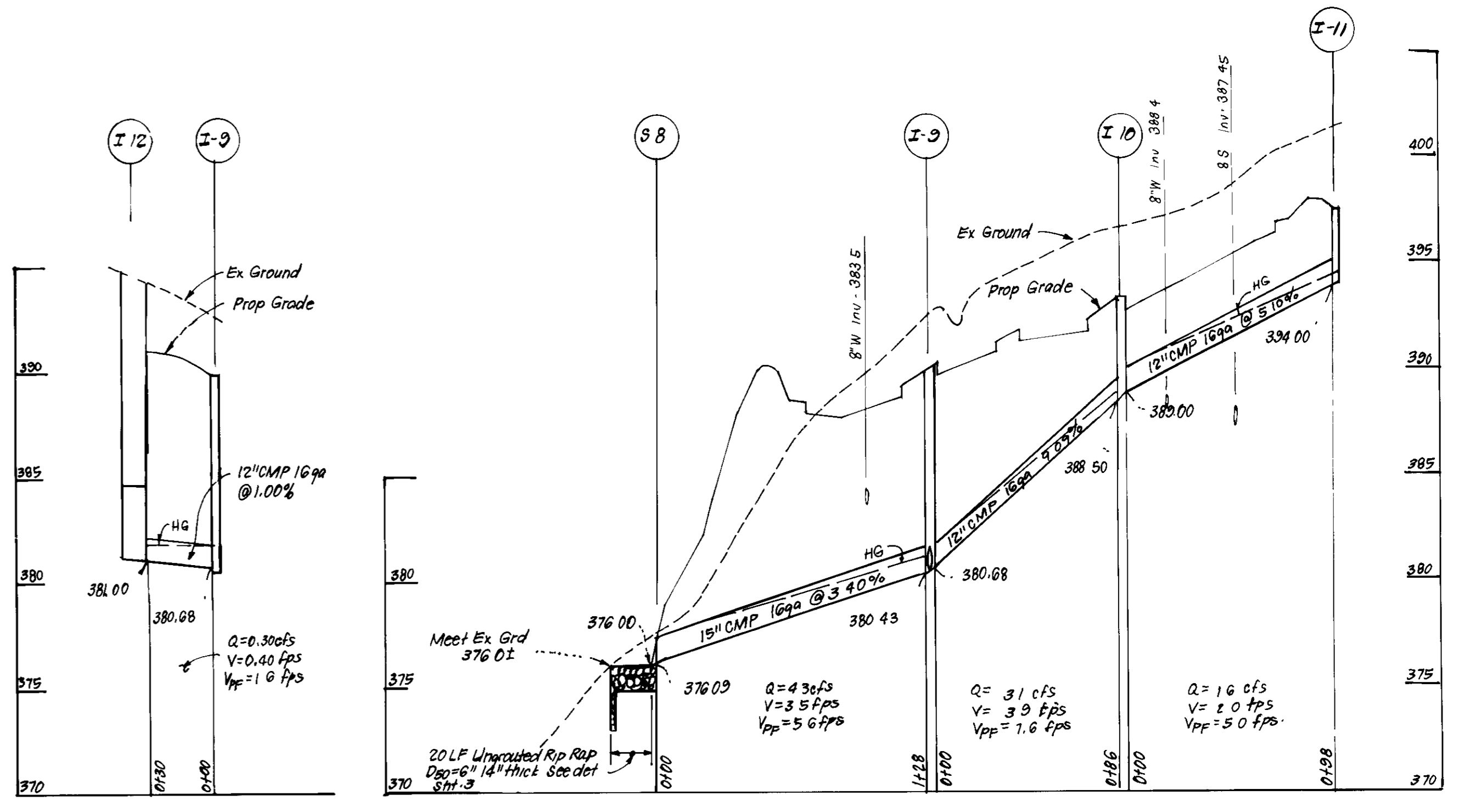
\* 2 1/2" x 1/2" Corrugations

STRUCTURE SCHEDULE						
NO	TYPE	INV IN	INV OUT	TOP ELEVATION		REMARKS
				UPPER	LOWER	
S-1	Metal End Section	382.00	382.00	-	-	Ho Co Std SD 5 01 15" Ø SEE PLAN
I-2	A 10 Inlet	386.83	385.00	391.3	-	" SD 4 02 W=2'-6"
I-3	A 10 Inlet	-	390.00	394.8	-	" SD 4 02 W=2'-6"
I-4	Yard Inlet	-	380.50	393.0	-	" SD 4 14 2' Rd
S-5	Metal End Section	374.20	374.00	-	-	" SD 5 61 15" Ø
M-6	Std. Precast Manhole	380.00	379.00	389.00	-	" G 5 12 4' Rd
I-7	A 10 Inlet	-	382.50	387.40	-	" SD 4 02 W=2'-6"
S-8	Metal End Section	376.07	376.00	-	-	" SD 5 61 15" Ø
I-9	A 5 Inlet w/Deflec	380.88	380.43	390.22	389.88	" SD 4 01 W=2'-6"
I-10	A 5 Inlet w/Deflec	389.00	388.50	393.54	393.28	" SD 4 01 W=2'-6"
I-11	Yard Inlet	-	384.00	397.50	-	" SD 4 14 2' Rd
I-12	Q-Inlet	-	381.00	384.40	-	" SD 4 15 Y=1'-9"
S-15	Conc End Section	363.41	363.00	-	-	" SD 5 51 18" Ø
M-16	Std. Precast Manhole	365.63	365.53	376.00	-	" G 5 12 48" Rd
M-17	Std. Precast Manhole	367.54	366.72	376.18	-	" G 5 12 48" Rd
I-18	A 10 Inlet	368.07	367.54	375.40	-	" SD 4 02 W=2'-6"
I-19	A 10 Inlet	-	368.67	373.30	-	" SD 4 02 W=2'-6"
I-20	A 10 Inlet	375.34	375.00	382.19	381.50	" SD 4 02 W=2'-6"
I-21	Yard Inlet	388.00	387.90	391.50	-	" SD 4 14 2' Rd
I-22	A 5 Inlet w/Deflectors	-	383.00	392.77	392.53	" SD 4 01 W=2'-6"

Δ All Inverts to be fully developed  
 \* See Ho Co Std 4 83 for Inlet deflectors



PROFILE SCALE  
 HOR 1" = 50'  
 VER 1" = 5'



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *John Zeller* 4-27-89  
 APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR: *Mark S. Jones* 5-1-89  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *Mark S. Jones* 5-4-89  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: *James P. Schum* 4/24/89  
 CHIEF BUREAU OF ENGINEERING: *Robert E. Riley* 4-21-89

2-1-89  
 LKS

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 erosion and sediment control and that all responsible personnel involved in the construction of it will have a Certificate of Attendance at a Dept. 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 or their authorized agents, if deemed necessary.  
*John K. Davis* 11/4/88  
 Signature of Developer/Builder Date

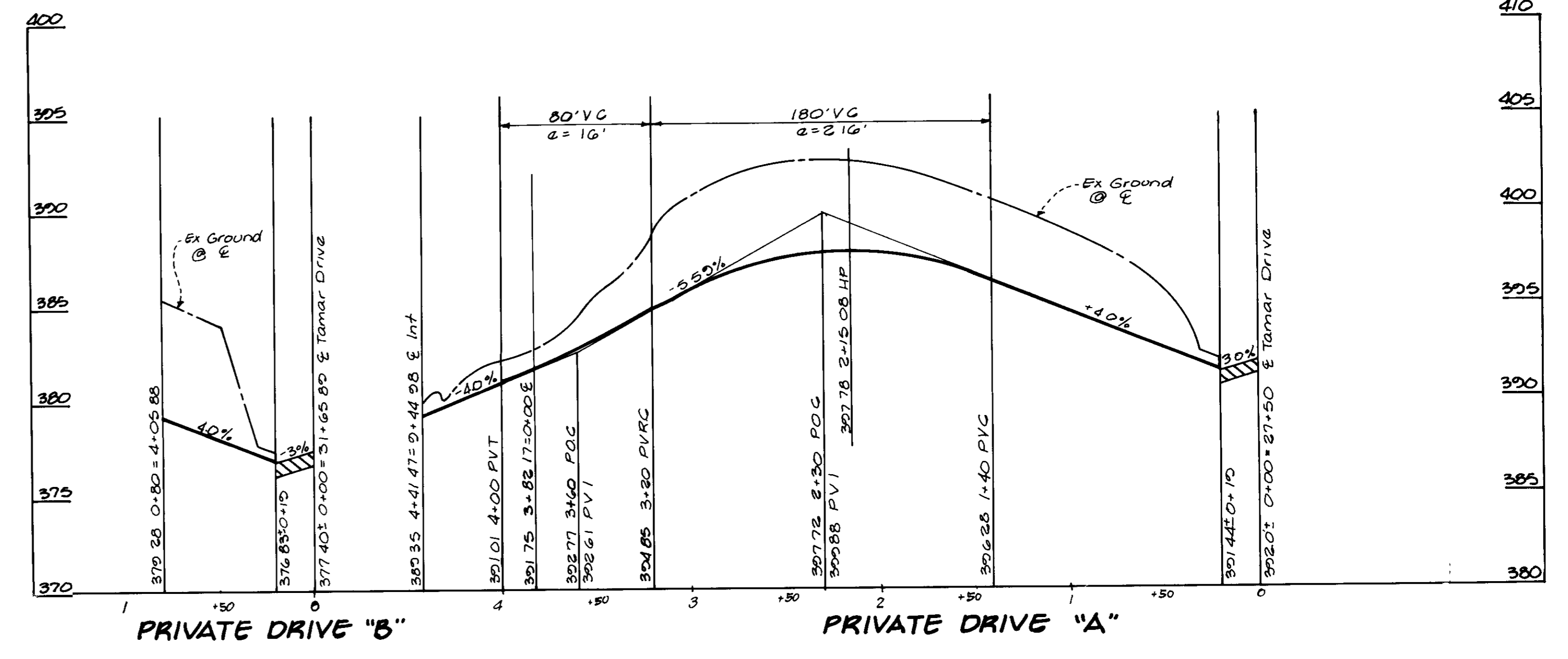
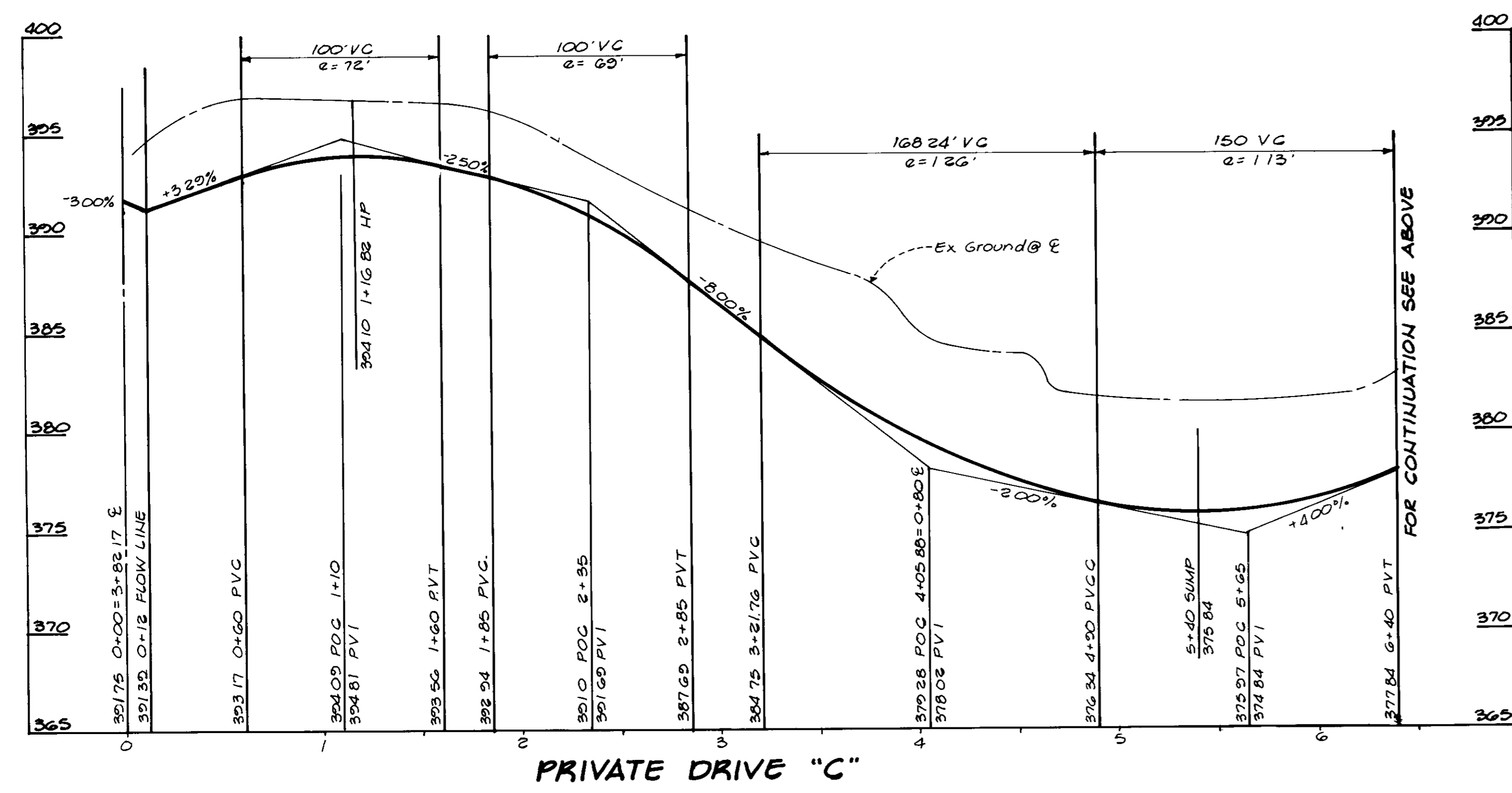
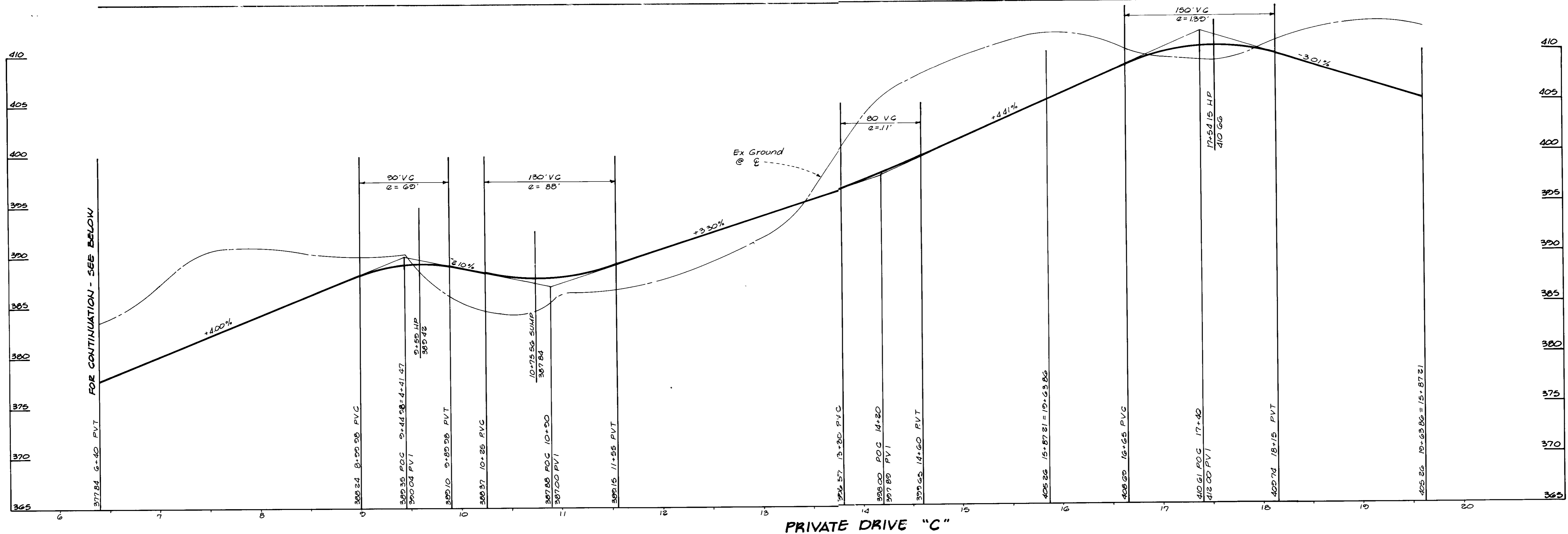
Reviewed for... *John K. Davis* SCD  
 and meets Technical Requirements  
 Signature: *John K. Davis* Date: 4-13-89  
 U.S. Soil Conservation Service  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John K. Davis* 4/13/89  
 Approved Date



ENGINEER'S CERTIFICATE  
 I hereby 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.  
*Jeffrey A. Berkeley* 11/18/88  
 Signature Date

CLARK • FINEROCK & SACKETT, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7200 • BALTO • (301) 621-8100 • WASH

DESIGNED JLS	<b>SITE DEVELOPMENT PLAN          STORM DRAIN PROFILES          PARCEL 11D</b> <b>COLUMBIA</b> VILLAGE OF LONGREACH SECTION 3 AREA 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: TRANSMEL-CROWN COMPANY 3 Bethesda Metro Center Suite 280 Bethesda Md 20814	SCALE As Shown
DRAWN K/W		DRAWING 40F10
CHECKED JLS		JOB NO 88 050
DATE 4-7-89		FILE NO 88-050-X



**PROFILE SCALE**  
 HORIZ 1" = 50'  
 VERT 1" = 5'

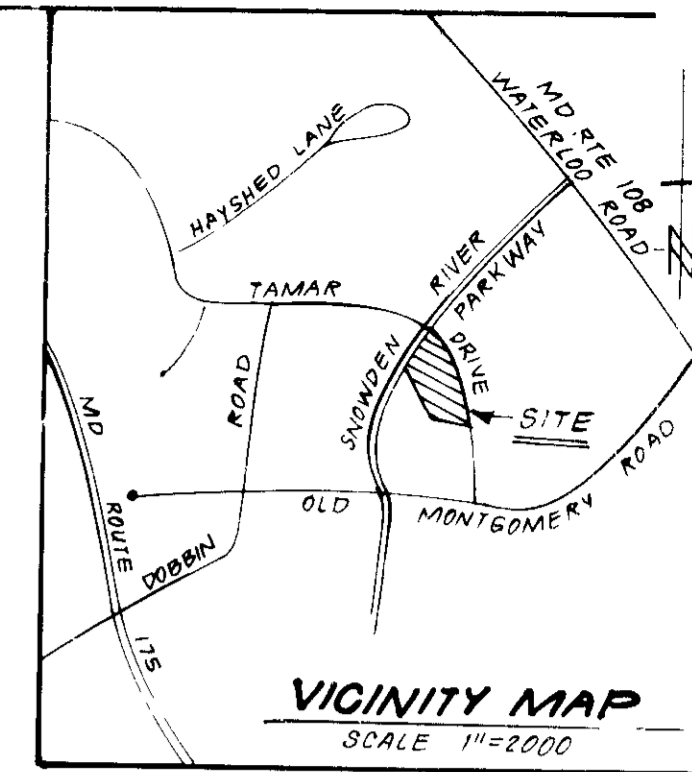
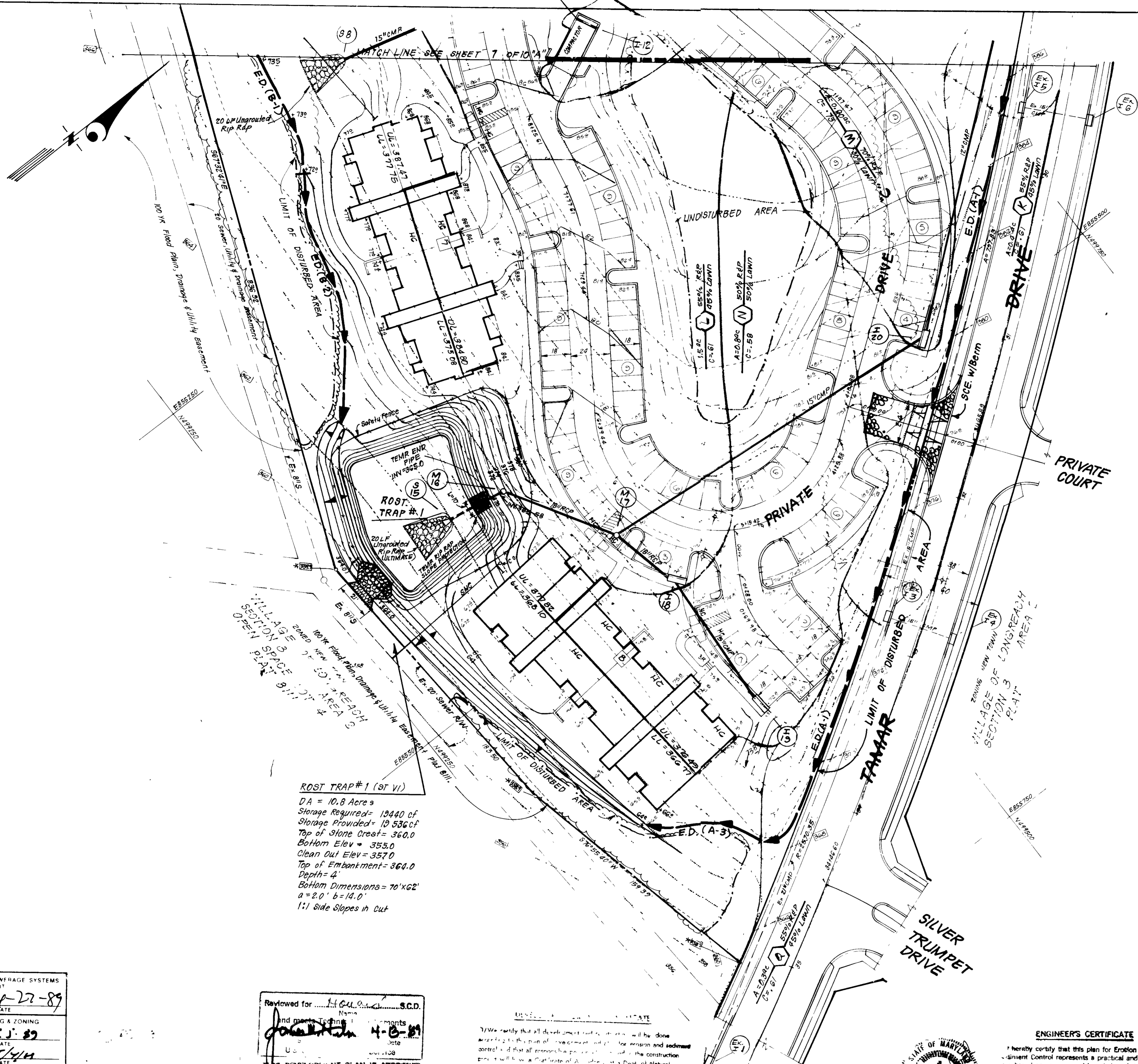
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	<i>[Signature]</i> 4-27-89
COUNTY HEALTH OFFICER	DATE
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING	<i>[Signature]</i> 5.5.89
PLANNING DIRECTOR	DATE
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>[Signature]</i> 4-21-89
DIRECTOR	DATE
CHIEF BUREAU OF ENGINEERING	DATE

2-1-89  
LKS



<b>CLARK • FINEFROCK &amp; SACKETT, INC</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA MD 21045 • (301) 381-7500 - BALTO • (301) 2-1-3		
DESIGNED JLS	<b>SITE DEVELOPMENT PLAN</b> <b>PARCEL 'D'</b>  <b>COLUMBIA</b> <b>VILLAGE OF LONG REACH</b> <b>SECTION 3, AREA 2</b> <b>6TH ELECTION DISTRICT</b> <b>HOWARD COUNTY, MARYLAND</b>	SCALE AS SHOWN
DRAWN PER		DRAWING 5 OF 10
CHECKED JLS		JOB NO 88-050
DATE 4-7-89		FILE NO 88-050 X
FOR TRAMMEL-CROW COMPANY 3 Bethesda Metro Center Suite 250 Bethesda, Maryland 20814		

SDP-89-102



**LEGEND:**

- Contour Interval 2 FT
- Existing Contour - - - - -
- Proposed Contour - - - - -
- Earth Dike ———— ED (A) ————
- Silt Fence ————
- Inlet Protection IPD
- Stabilized Construction Entrance SCE/w Berm
- Existing Trees to be Saved
- Proposed Storm Drain
- Tree protection fence optional per owner

**ROST TRAP #1 (ST VI)**  
 DA = 10.8 Acres  
 Storage Required = 19440 cf  
 Storage Provided = 19536 cf  
 Top of Stone Crest = 360.0  
 Bottom Elev = 355.0  
 Clean Out Elev = 357.0  
 Top of Embankment = 364.0  
 Depth = 4'  
 Bottom Dimensions = 70' x 62'  
 a = 20' b = 14.0'  
 1:1 Side Slopes in Cut

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: [Signature] 4-27-89  
 DATE: 4-27-89

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR: [Signature] 5/1/89  
 DATE: 5/1/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: [Signature] 4/24/89  
 DATE: 4-24-89

Reviewed for HCU... S.C.D.  
 [Signature] 4-8-89  
 DATE: 4-8-89

THIS DEVELOPMENT PLAN IS APPROVED  
 FOR SOIL EROSION AND SEDIMENT  
 CONTROL BY THE HOWARD SOIL  
 CONSERVATION DISTRICT.  
 [Signature] 4/17/89  
 DATE: 4/17/89

I/We certify that all developments shown on this plan will be done in accordance with the plan of development and that erosion and sediment control will be provided for all construction operations. The construction operations will be in accordance with the plan of development and the Control of Natural Erosion Act. The developer hereby certifies that the plan of development and the Control of Natural Erosion Act will be followed. I also authorize periodic on-site inspections by the Howard Soil Conservation District or their authorized agents as deemed necessary.

[Signature] 11/14/88  
 DATE: 11/14/88



**ENGINEER'S CERTIFICATE**  
 I hereby 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.

[Signature] 11/18/88  
 DATE: 11/18/88

<b>CLARK • FINEROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS		SHEET NO. 5 SCALE 1"=30'
DESIGNED JLS KIW	<b>SEDIMENT EROSION CONTROL PLAN AND DRAINAGE AREA MAP</b> <b>PARCEL "D"</b> <b>COLUMBIA</b> VILLAGE OF LONGREACH SECTION 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR TRAMMEL-CRAW COMPANY 3 Bethesda Metro Center Suite 250 Bethesda, MD 20814	
DRAWN KIW	JOB NO. 88 050	DATE 4-7-89
CHECKED JLS	FILE NO. 88 050 SE	

SNOWDEN RIVER PARKWAY

OPEN SPACE LOT 4



Reviewed for... S.C.D.  
 Name: [Signature]  
 Signature: [Signature]  
 Date: 4-13-89  
 U.S. Soil Conservation Service  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: [Signature] Date: [Blank]

ENGINEER'S CERTIFICATE  
 I hereby 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.  
 [Signature]  
 11/18/88

TRAP #2 SOST (ST V)  
 D.A. = 0.50 Acre  
 Storage Req'd = 300cf  
 Storage Provided = 300cf  
 Depth = 3'  
 Top of Stone Crest = 394.0  
 Bottom Elev = 390.0  
 Clean Out Elev = 391.5  
 L = 4' 2" Side Slopes  
 Bottom Dimensions = 20' x 15'



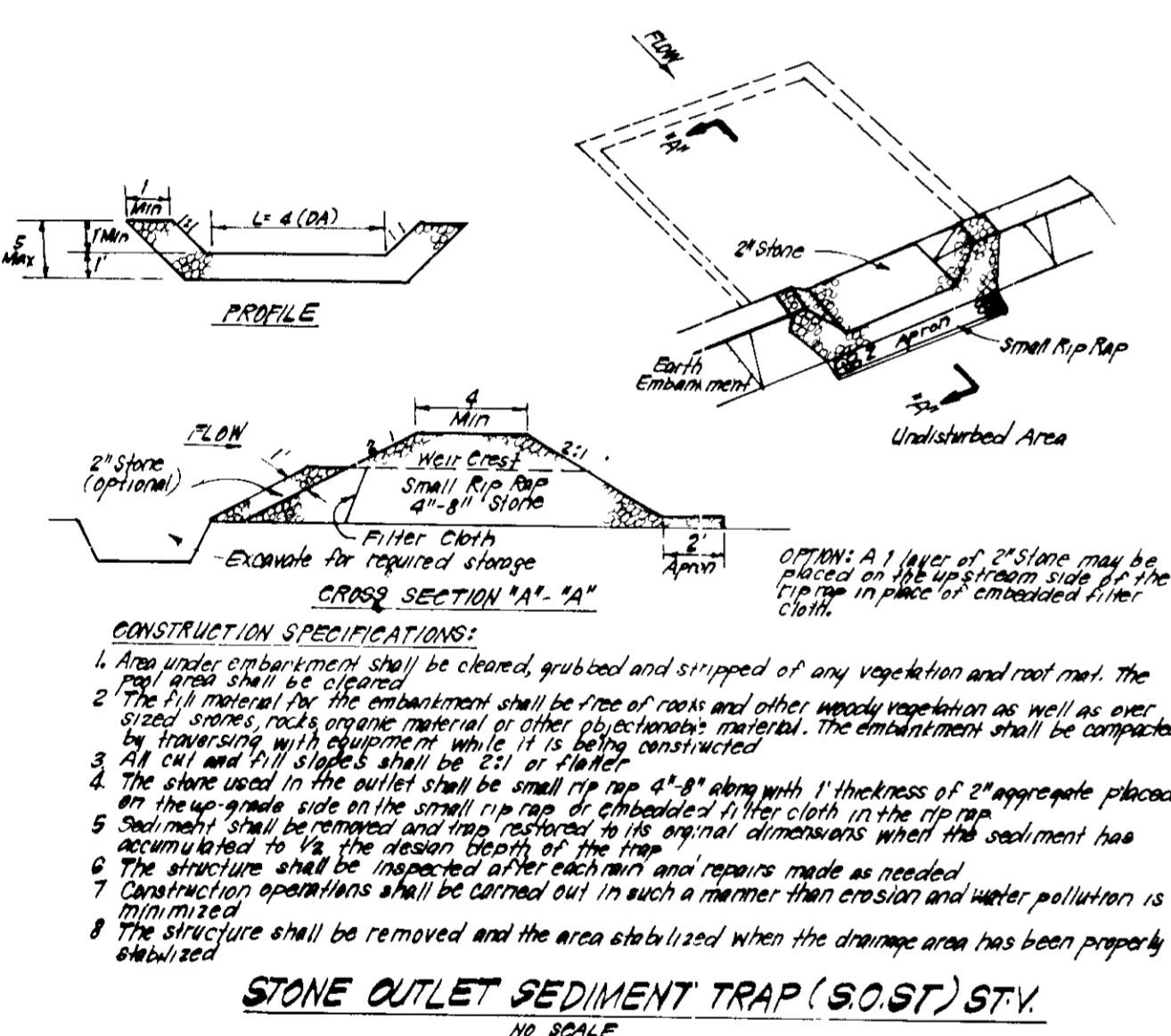
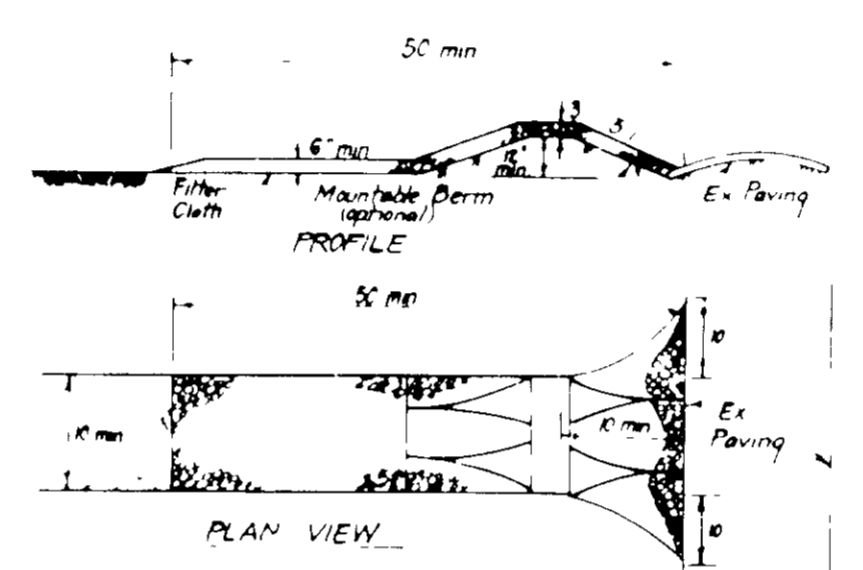
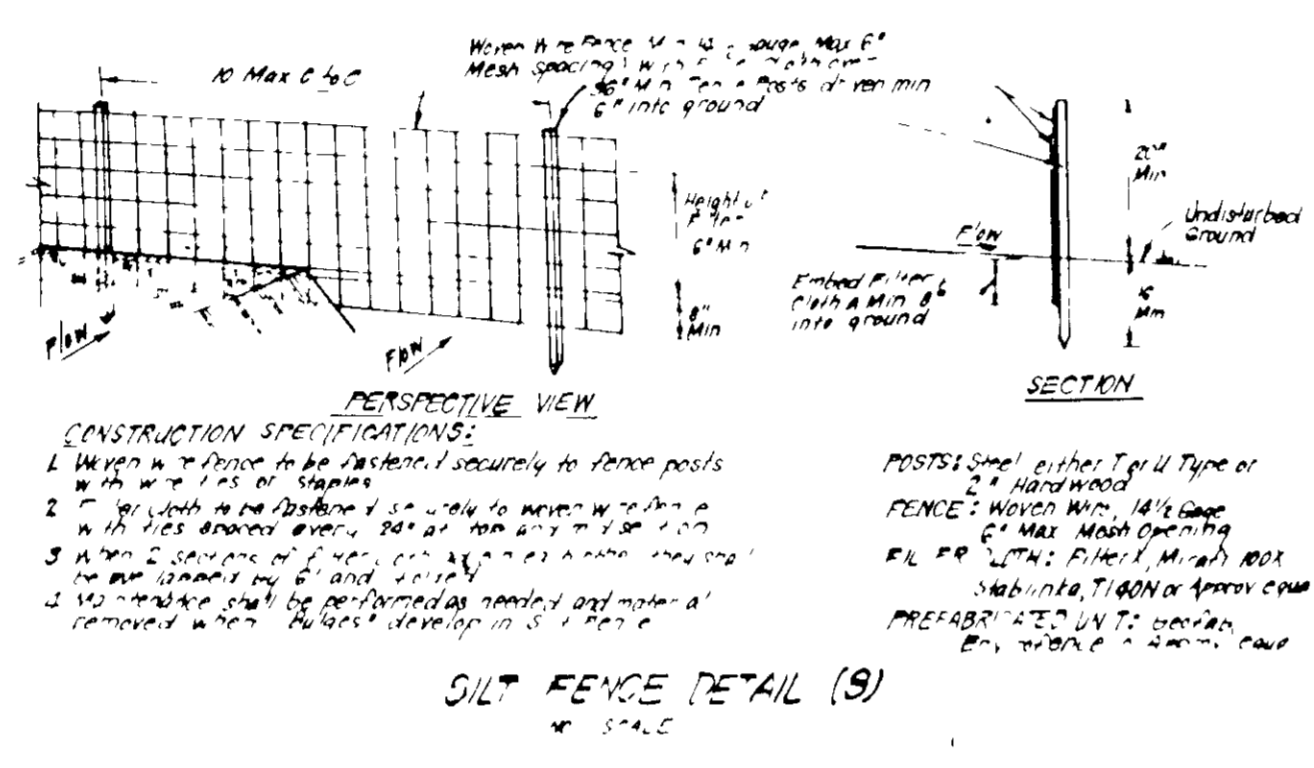
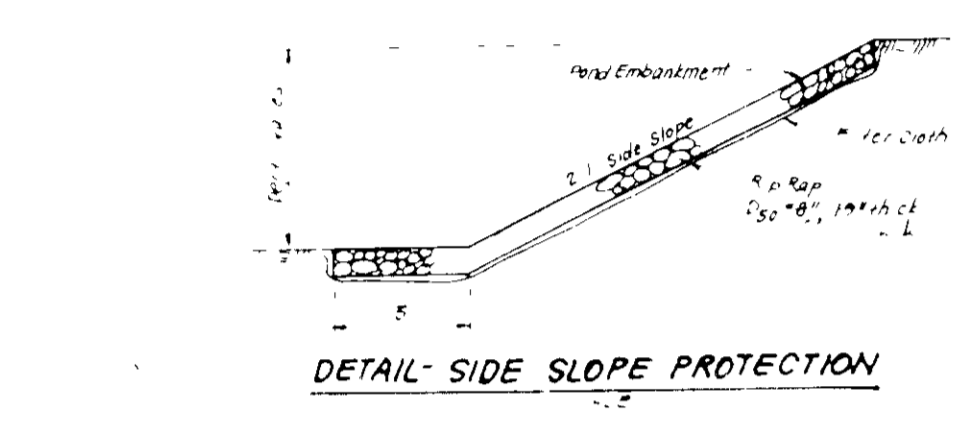
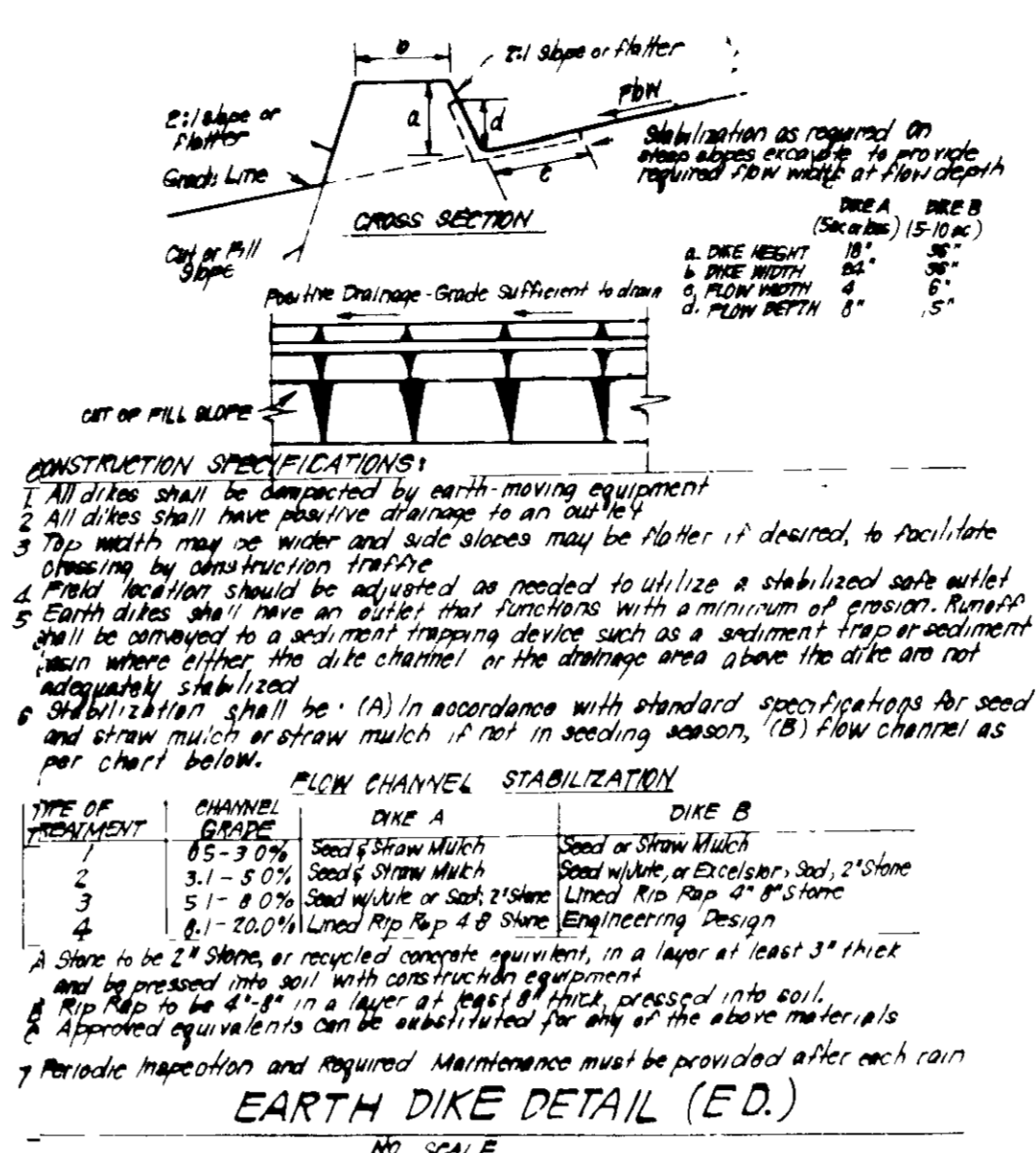
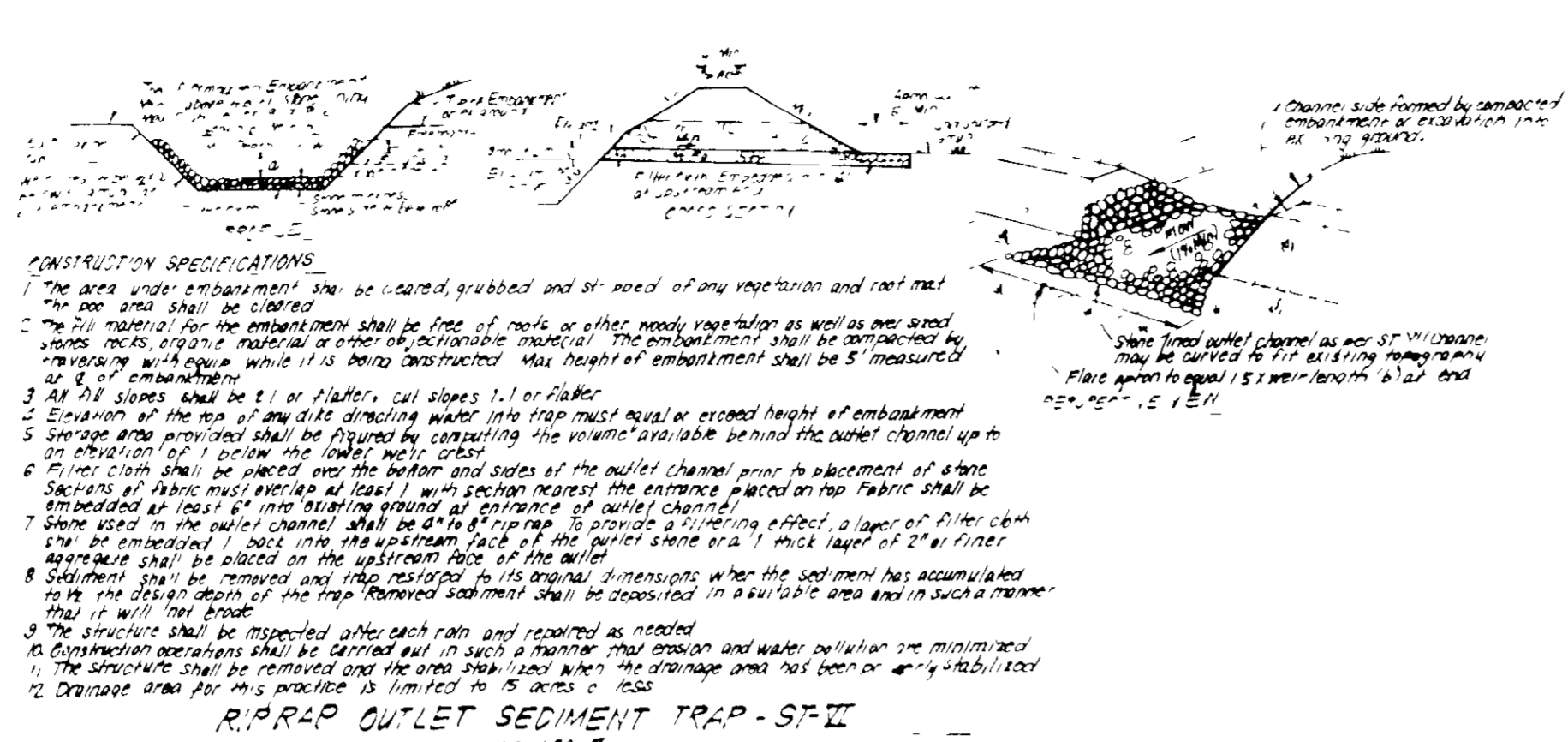
[Signature]  
 Jeffrey A. Schulz  
 11/18/88  
 Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature]  
 4-27-89  
 COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 [Signature]  
 5-1-89  
 PLANNING DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature]  
 4-21-89  
 CHIEF BUREAU OF ENGINEERING

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS		SCALE 1" = 30' DRAWING 7 OF 10 JOB NO. 88 050 FILE NO. 88 050 5E
DESIGNED JLS /KIW DRAWN KIW CHECKED JLS DATE 4-7-89	<b>SEDIMENT &amp; EROSION CONTROL PLAN AND DRAINAGE AREA MAP</b> PARCEL "D" <b>COLUMBIA</b> VILLAGE OF LONGREACH SECTION 3 AREA 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR FRAME - CROW COMPANY 13 Bethesda Metro Centre, Suite 250 Bethesda, MD 20814	



TEMPORARY SEEDING NOTES

Apply to graded or cleared areas which will be reseeded or planted with a permanent cover. Immediate further disturbance which would remove the seed or plant material is prohibited.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1 1/2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of creeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) 1/2 ton and 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 (300 to 400 lbs/1000 sq ft) of well anchored straw mulch immediately after seeding. Anchor mulch immediately after application using pulch anchoring tool or 2 1/2 gallons per acre (0.5 gal/1000 sq ft) of well anchored asphalt emulsion. On slopes 8 feet or higher, use 3 1/2 gallons per acre (0.875 gal/1000 sq ft) for anchoring.

Inspection: Inspect all seeded areas to make needed repairs, reseedments and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas which will be reseeded or planted with a permanent cover as soon as possible in the spring.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1 1/2 lbs/1000 sq ft) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of creeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) 1/2 ton and 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 (300 to 400 lbs/1000 sq ft) of well anchored straw mulch immediately after seeding. Anchor mulch immediately after application using pulch anchoring tool or 2 1/2 gallons per acre (0.5 gal/1000 sq ft) of well anchored asphalt emulsion. On slopes 8 feet or higher, use 3 1/2 gallons per acre (0.875 gal/1000 sq ft) for anchoring.

Inspection: Inspect all seeded areas to make needed repairs, reseedments and reseedings.

CONSTRUCTION SEQUENCE:

NO. OF DAYS	NO. OF DAYS
1. Obtain Building Permit	7
2. Install Sediment Control Measures	7
3. Clear and Rough Grade Site	30
4. Construct storm drainage. Temporarily end Storm Drainage and divert water to Trap #1 as shown in Plan	30
5. Construct Utilities	30
6. Fine Grade and Construct Paving	20
7. Construct Buildings and Walks	200
8. Fine grade and stabilize in accordance with Stds and Specs	30
9. Upon approval of the Sediment Control Inspector, flush storm drainage, remove remaining sediment control measures, complete any storm drain construction and stabilize	30
10. Restore areas near Trap #1 to final grade and complete construction of Storm Drain using SBD/S as necessary. All disturbed areas to be immediately stabilized.	14

\* The contractor shall provide continuous maintenance to earth dikes on a daily basis to ensure positive drainage to sediment traps. If maintenance is not performed, a revised plan will be required to change trapping scheme.

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

APPROVED FOR PLANNING & ZONING

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

2-1-89  
LKS

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

APPROVED: [Signature] 4-13-89

DATE: 4/13/89

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

APPROVED: [Signature] 11/14/88

DATE: 11/14/88



ENGINEER'S DATE

DATE: 11/10/88

Signature: Jeffrey J. Schuch

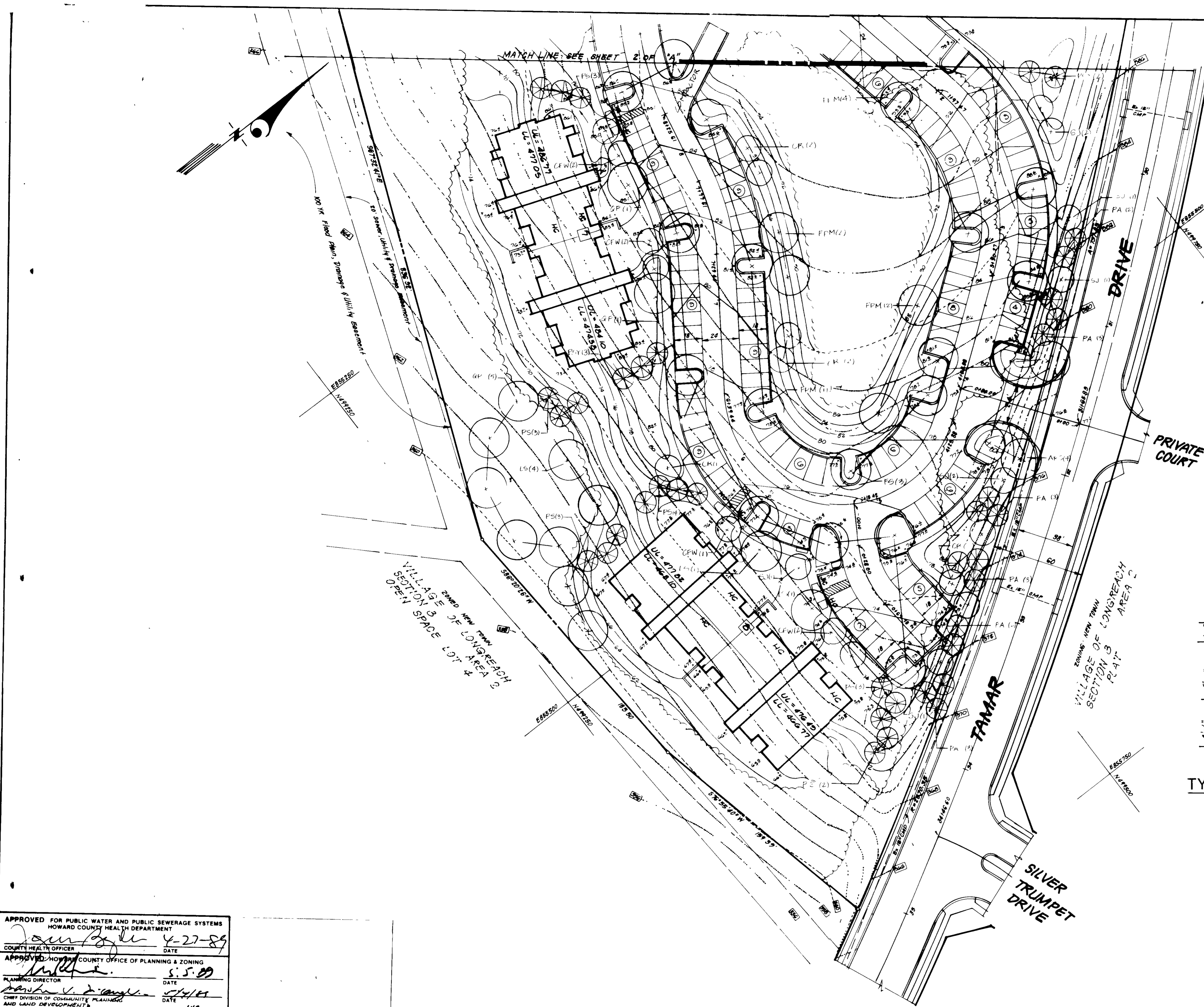
SEDIMENT & EROSION CONTROL DETAILS

PARCEL "D"  
COLUMBIA  
VILLAGE OF LONGBRACH  
SECTION 3 AREA 2  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR TRAMMEL DROW COMPANY  
3 Bethesda Metro Centre, Suite 250  
Bethesda, Md 20814

80-89-102

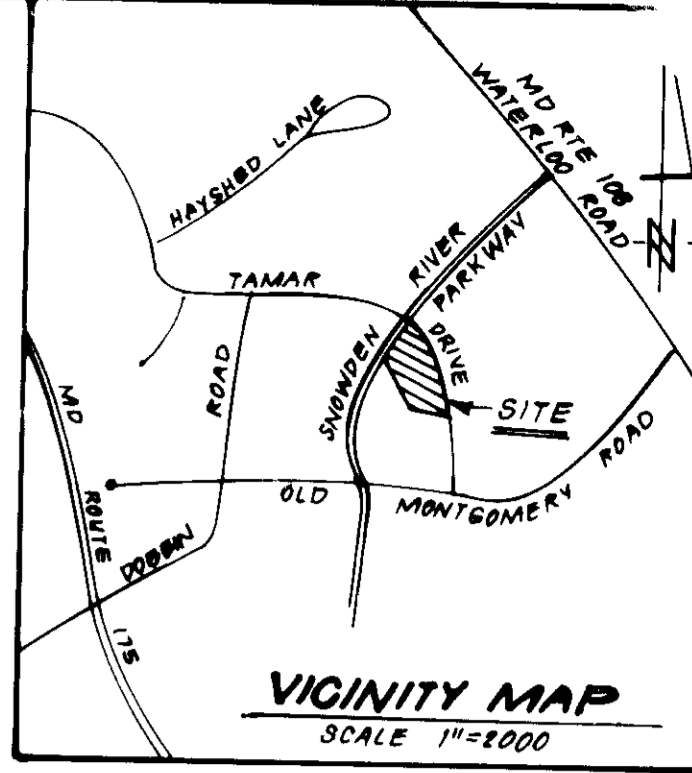




### LANDSCAPE TABULATION

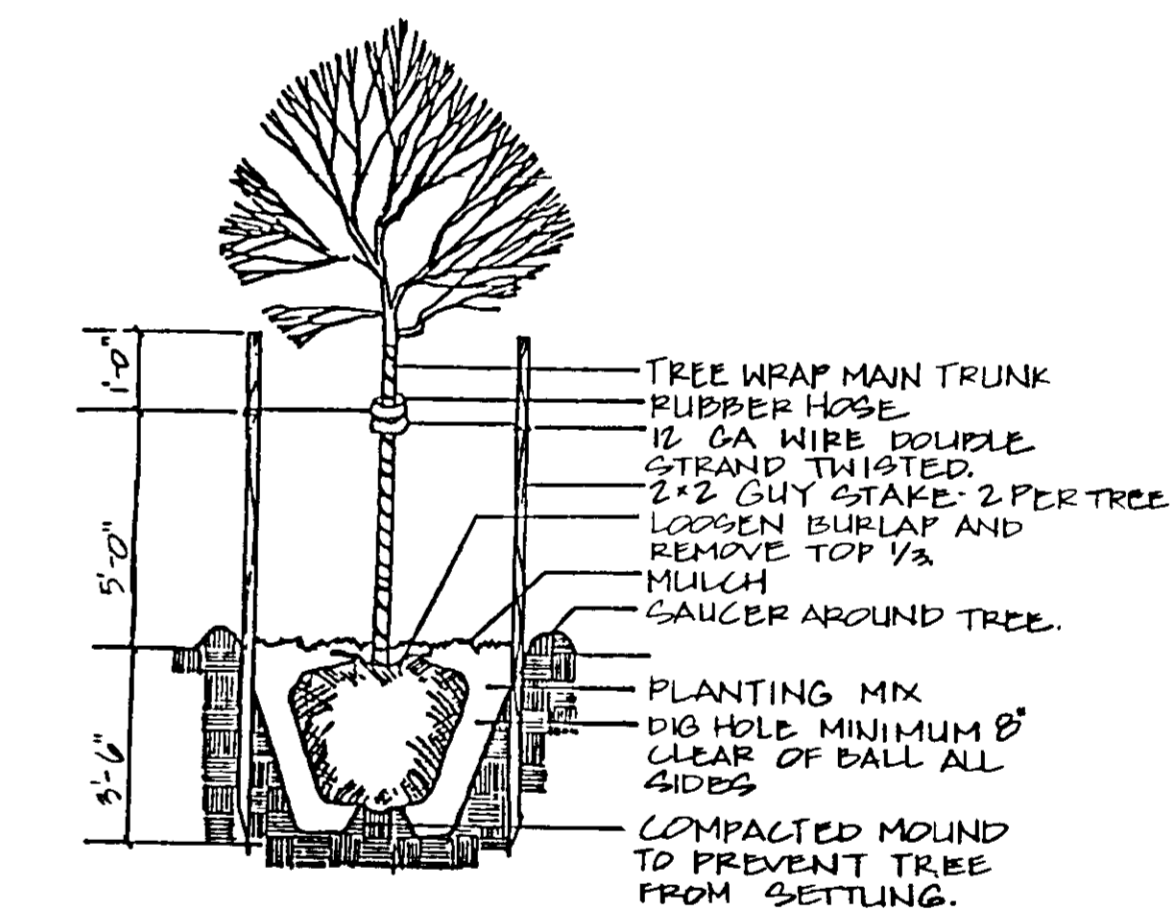
LANDSCAPE DATA

Number of Units	184		
Shade Trees Required for Semi-Wooded Site	1.5/Unit		
Total Shade Trees Required	276		
Tree Type	Quantity	Value as Shade Tree	Total
Shade	138	1.0	138
Evergreen	144	0.5	72
Ornamental	132	0.5	66
Total Shade Trees Provided			276



### TREE LIST

KEY	QTY	BOTANICAL	COMMON NAME	HEIGHT	SPREAD/ CALIPER	REMARKS
ARO 25		Acer rubrum	October Glory	12-14'	2 1/2-3"	BLB
		"October Glory"	Maple			
CFM 33		Cornus Florida	White Cloud Dogwood	8-10'	2-2 1/2"	BLB
		"White Cloud"				
CR 39		Crataegus pennsylvanica (Winterberry veridical)	Washington Hawthorn	8-10'	2-2 1/2"	BLB
FPM 46		Fraxinus pennsylvanica	Marshall Seedless Ash	12-14'	2 1/2-3"	BLB
		"Marshall Seedless"				
FS 6		Fagus sylvatica "Biversii"	Rivera Purple Beech	12-14'	2 1/2-3"	BLB, Specimen
LS 22		Liquidambar styraciflua	Sweetgum	12-14'	2 1/2-3"	BLB
PLA 14		Platanus acerifolia	London Plane-tree	12-14'	2 1/2-3"	BLB
PA 24		Picea Abies	Normal Spruce	6-8'		BLB
PS 85		Pinus strobus	White Pine	6-8'		BLB
PSY 27		Pinus sylvestris	Scotch Pine/ Scots' Pine	6-8'		BLB
PY 23		Prunus vedensis	Yoshino Cherry	8-10'	2-2 1/2"	BLB
QP 25		Quercus phellos	Willow Oak	12-14'	2 1/2-3"	BLB
SG 37		Milvium Zinn	Zinn. (Lamb. Pine)	8-10'	2 1/2"	BLB
TS 8		Taxa canadensis	Canadian Hemlock	6-8'		1.3



TYPICAL TREE PLANTING DETAIL  
NTS

*Paul Design*  
**Land Design**  
Landscape Architecture Land Planning

*John Cullen*

1216 Prince Street 88050  
Alexandria Virginia 22314 JAN 17, 1989  
(703) 549 7784

### REQUIRED LANDSCAPE PLAN

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21046 • (301) 381 7200 BALTO • (301) 621 8100 WASH		
DESIGNED	LANDSCAPE PLAN PARCEL 105	SCALE 1"=30'
DRAWN	<b>COLUMBIA</b> VILLAGE OF LONGREACH SECTION 3 AREA 2 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 9 OF 10
KIW/PER		JOB NO 88-080
CHECKED		FILE NO 88-050-X
DATE	FOR TRAMMEL-CROW COMPANY 3 Bethesda Metro Center Suite 280 Bethesda Md 20814	
4-7-89		

SDP-89-102

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
*John Boyle* 4-27-89  
 COUNTY HEALTH OFFICER DATE  
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*John Boyle* 5-5-89  
 PLANNING DIRECTOR DATE  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 2-1-89  
 LRS  
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE  
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR DATE  
*William R. Riley* 4-21-89  
 CHIEF BUREAU OF ENGINEERING DATE

SNOWDEN RIVER PARKWAY

OPEN SPACE LOT 4

PLANTING NOTES

- CONTRACTOR TO SELECT AND PLACE PLANT LOCATIONS IN THE FIELD AS NEARLY AS TO BE PLANT IN DRAINAGE SWALES AND UTILITIES AND ARE SPECIFIED SHALL BE INTERFERED THE RELOCATION OF PROFFERED PLANTS BY HIS OWN.
- ALL TREES AND SHRUBS TO BE IN MULCHED BEDS MULCH TO BE SHADY HARDWOOD BARK BEDS TO HAVE SMOOTHLY CONToured EDGES LIKELY SPREAD AND SHALL GENERALLY FOLLOW THE CONTOUR OF THE GROUND TREES LOCATED WITHIN 4' OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS UNDER BUILDING OVERHANGS OR IN DRAINAGE SWALES SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
- ALL SHRUBS, GROUNDCOVER, AND SEASONAL COLOR TO BE TRIANGULARLY SPACED.
- CENTER OF DARK CIRCLES REPRESENT PROFFERED PLANT LOCATIONS NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL BY GOVERNING AGENCIES.
- FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDING.
- ALL PLANTS SHALL BE FRESHLY DUG SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF ALL DISEASE, INSECT EGGS AND LARVAE.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-TOPPED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD THE PLANTS SHALL HAVE FULL TOPS WHICH ARE HEALTHY AND VIGOROUS PLANTS SHALL BE PRUNED PRIOR TO DELIVERY UPON THE APPROVAL OF THE OWNER.
- SHADE TREES HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED FAILURE TO MEET MINIMUM SIZE ON ANY PLANT MAY RESULT IN REJECTION OF THAT PLANT.
- CROWN OF ALL PLANTS SHALL BE 1/4" HEIGHT OF BOOM BALL HIGHER (AFTER SETTLING) THAN ADJACENT POSITIVELY GRADED GRADE.
- WHERE TREES ARE PLANTED IN ROWS THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- ALL PLANTS TO BE INSTALLED PER HOWARD COUNTY AND HCD STANDARDS.

NOTE  
STREET TREES ALONG TAMAR DR TO BE PROVIDED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

VILLAGE OF LONGBEACH SECTION 3 AREA 2 PARCEL C ZONING NEW TOWN

DRIVE

EACH LEAF COURT


TAMAR

Land Design  
Landscape Architecture Land Planning

*[Signature]*

1216 Prince Street  
Alexandria Virginia 22314  
(703) 549-7784

REQUIRED LANDSCAPE PLAN

 <b>CLARK • FINEFROCK &amp; SACKETT, INC</b> ENGINEERS • PLANNERS • SURVEYORS <small>717 MINNISTERS WAY • COLUMBIA MD 21045 • TEL 410 720 0113 • FAX 410 720 0112</small>		SCALE <b>1"=30'</b> DRAWING <b>10 OF 10</b> JOB NO <b>88-050</b> FILE NO <b>88-050-X</b>
DESIGNED <b>LANDSCAPE PLAN</b> PARCEL <b>"D"</b>	<b>COLUMBIA</b> VILLAGE OF LONGBEACH SECTION 3 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR TRANSMIL CROW COMPANY 3 Bethesda Metro Centre, Suite 250 Bethesda Md 20814	
DRAWN KIW/PER CHECKED	DATE <b>4-7-89</b>	DATE <b>JAN 17, 1989</b>

SDP-89-102

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT <i>[Signature]</i> COUNTY HEALTH OFFICER DATE <b>4-27-89</b>
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING <i>[Signature]</i> PLANNING DIRECTOR DATE <b>5-5-89</b>
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>[Signature]</i> DIRECTOR DATE <b>4-21-89</b>

MATCH LINE - SEE SHEET 1 OF 4

2-1-89  
LKS

VILLAGE OF LONGBEACH SECTION 3 AREA 2 PARCEL C ZONING NEW TOWN OPEN SPACE LOT 4