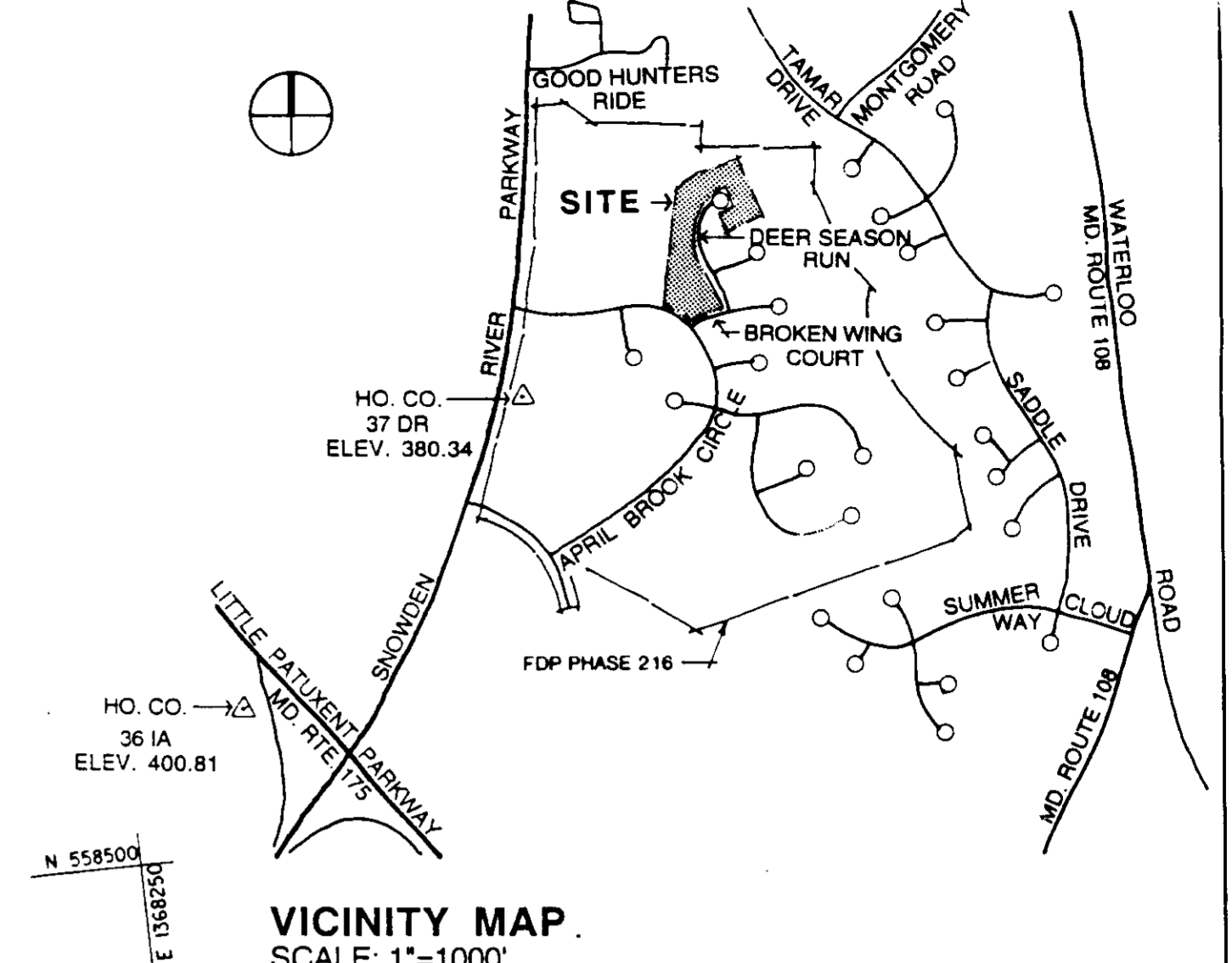
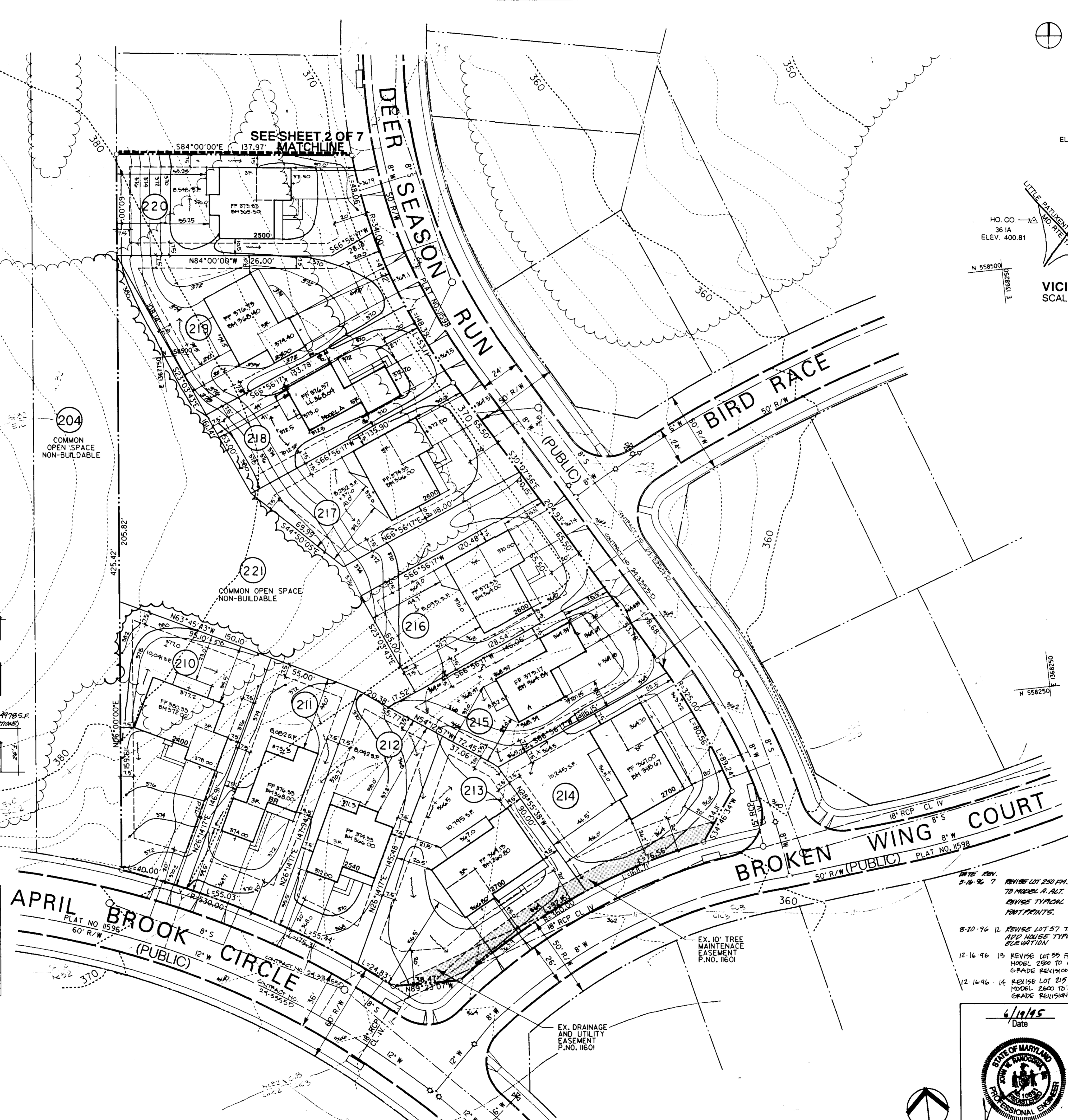


- The subject property is zoned NT-SFMD per 1618/93 Comprehensive Zoning Plan.
- The coordinates shown hereon are based on NAD 83 Maryland 3 Coordinate System as projected by Howard County Geographic Control Station Numbers 361A, Elev. 400.81 and 37 DR Elev. 380.34.
- All roadways are public and are existing.
- Total area included in this submission is 225,407 S.F. ± or 5.17 Ac. ±.
- Total number of lots is 26 residential lots.
- Any damage to county-owned right-of-way shall be corrected at the developer's expense.
- Reference plans: Plats 11594, 11678, 11594, 11677, and 11693, F-90-53, F-95-25, F-95-124, F-95-135, P-94-16, S-93-16, Contract No. 24-3355-D.
- The contractor or developer shall contact the construction/inspection survey division 24 hours in advance of commencement of work at 313-1880.
- Topographic information from aerial topographic survey by Maps, Inc. supplemented by field survey by Clark, Finetrock & Sackett, Inc. No. 1993 and field review by DMW, Inc. March 1995.
- All road construction, storm drainage facilities, and public water and sewer are shown for reference only. Use approved plans for all phases of construction.
- All work shall be performed in accordance with the latest version of Howard County Standards, Specifications, and Details for Construction.
- All driveway entrances shall be constructed in accordance with Howard County Standard Details R-6-03 and R-6-05.
- Open space Lots 204, 205 and 221 are to be conveyed to Columbia Association.
- Decks, open or closed, may extend not more than 3 feet into a required front or rear yard. Bay windows, onels, vestibules, balconies, or chimneys not more than 10 feet in width may project not more than 4 feet into the setback area. Refer to FDP Phase 216 for all setback provisions.
- Building Restrictions:
 - Front B.R.L. = 20 Feet
 - Side B.R.L. = 7.5 Feet
 - Rear B.R.L. = 7.5 Feet
 - Corner B.R.L. = 20 Feet
- Soils:

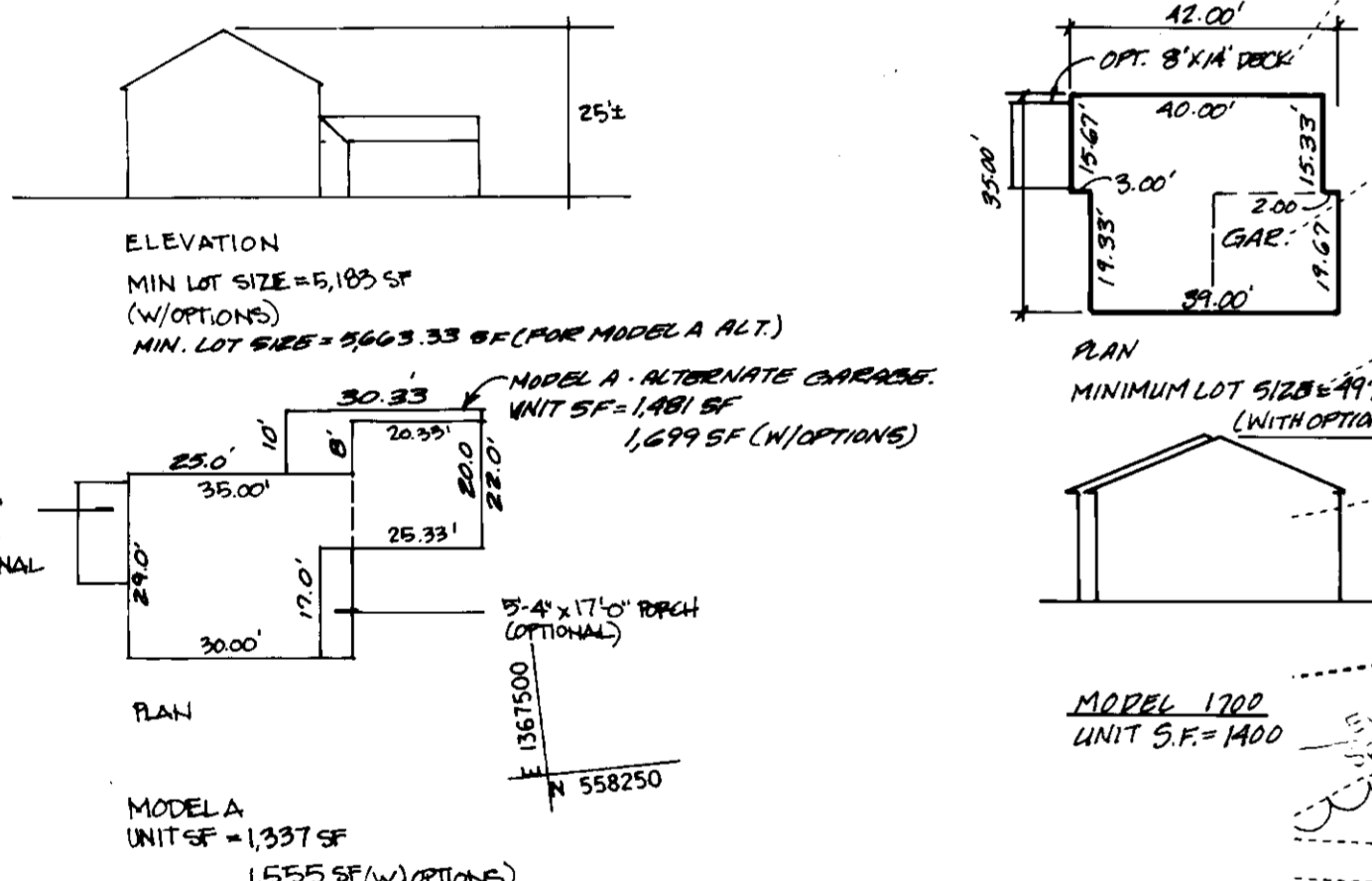
Soil Series Symbol	Hydro Class	With Basements	Without Basements	Streets and Parking
Chilum (C2)	B	Slight	Slight	Severe/Slopes
Chilum (C2B)	B	Slight	Slight	Moderate/Slopes
Chilum-Fairfax (C2B)	B	Slight	Slight	Moderate/Slopes
Chilum-Fairfax (C2B)	B	Moderate	Moderate	Severe/Slopes
Conard (C2)	B	Slight	Slight	Moderate/Slopes
Elanboro (E2B)	B	Slight	Slight	Moderate/Slopes
Elanboro (E2C)	A	Moderate	Moderate	Moderate/Slopes
Kirkora (K)	D	Severe	Severe	Severe/High water table
Mead Aikens (M)	B	Slight	Slight	Moderate/Slopes
Nashammy (N2C)	B	Moderate	Moderate	Severe/Slopes
Nashammy (N2C2)	B	Slight	Slight	Moderate/Slopes
Sassafras (S2C)	B	Slight	Slight	Severe/Slopes
Sassafras (S2C2)	B	Slight	Slight	Severe/Slopes
Woodstown (W2C)	B	Moderate	Moderate	Moderate/Impeded drainage slopes
- The use in the common driveway easement for Lots 251 & 64 is:
 - Lib. 3793
 - Foid: 645
- The use in the common driveway easement for Lots 253, 254 & 255 is:
 - Lib. 3793
 - Foid: 648
- Miss Utility Note:
 - Contractor to notify the following utilities or agencies at least five days before starting work shown on these drawings:
 - Miss Utility: 1-800-257-7777
 - C&P Telephone Company: 725-9976
 - Howard County Bureau of Utilities: 313-4800
 - AT&T Cable Location Division: 393-3553
 - Baltimore Gas & Electric Company: 685-0123
 - State Highway Administration: 531-5533
- SWM quantity and quality will be provided by F-95-25.
- No clearing, grading, or construction is permitted within wetlands or stream buffers.



VICINITY MAP
SCALE: 1"=100'

SHEET INDEX

SHEET NO.	SHEET TITLE
1 OF 7	SITE/GRADING PLAN
2 OF 7	SITE/GRADING PLAN
3 OF 7	LANDSCAPE PLAN
4 OF 7	LANDSCAPE PLAN
5 OF 7	SEDIMENT AND EROSION CONTROL PLAN
6 OF 7	SEDIMENT AND EROSION CONTROL PLAN
7 OF 7	SEDIMENT AND EROSION CONTROL DETAILS



Lot #	Street Address	Lot Area (S.F.)	Coverage Allowed (30%) (S.F.)	Model Shown	House Coverage (S.F.)	Add'l Coverage Allowed (S.F.) For Options
210	6239 April Brook Circle	10,041	3,012	2400	1,838	1,174
211	6243 April Brook Circle	8,042	2,412	BR	1,708	534
212	6247 April Brook Circle	8,042	2,412	2540	1,788	624
213	6201 Broken Wing Court	10,795	3,238	2700	2,596	642
214	6205 Deer Season Run	10,245	3,073	2700	2,596	477
215	6209 Deer Season Run	8,132	2,439	A	1,975	604
216	6213 Deer Season Run	8,093	2,411	2600	1,966	445
217	6221 Deer Season Run	8,252	2,475	2600	1,966	509
218	6225 Deer Season Run	7,012	2,182	A	1,555	627
219	6229 Deer Season Run	9,722	2,945	2400	2,008	957
220	6233 Deer Season Run	8,548	2,564	2500	1,859	705

*House coverage includes: footprint of house, porches and/or decks as shown on individual lots.

Lot #	Min. Sewerable Elevation	Sewer Invert at Property Line	Barnt. Slab Elevation Provided
210	364.3	360.5	372.00
211	363.0	359.2	368.00
212	361.6	357.8	366.00
213	360.4	356.4	360.80
214	358.0	352.2	358.67
215	358.6	354.8	364.00
216	360.4	356.6	364.00
217	363.2	359.4	368.00
218	362.2	358.4	366.00
219	361.6	357.9	364.40
220	361.5	357.7	365.50

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

COUNTY HEALTH OFFICER: _____ DATE: _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR: *[Signature]* DATE: 7/15/95

CHIEF, LAND DEVELOPMENT & RESEARCH: *[Signature]* DATE: 7/10/95

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

DIRECTOR: *[Signature]* DATE: 6/19/95

CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 6/30/95

Date	No.	Revision Description
11/16/95	1	LOT 219 MODEL CHANGE, REVISE ELEV. & GRADES
11/30/95	2	LOT 216 MODEL CHANGE, REVISE ELEV.

VILLAGE OF LONGREACH
SECTION 4 AREA 2
LOTS 55-59, 64, 205, 210-221, 248-256

OWNER / DEVELOPER:
THE MARK BUILDING COMPANY
1301 YORK ROAD, LUTHERVILLE, MD 21093
(410) 356-5701

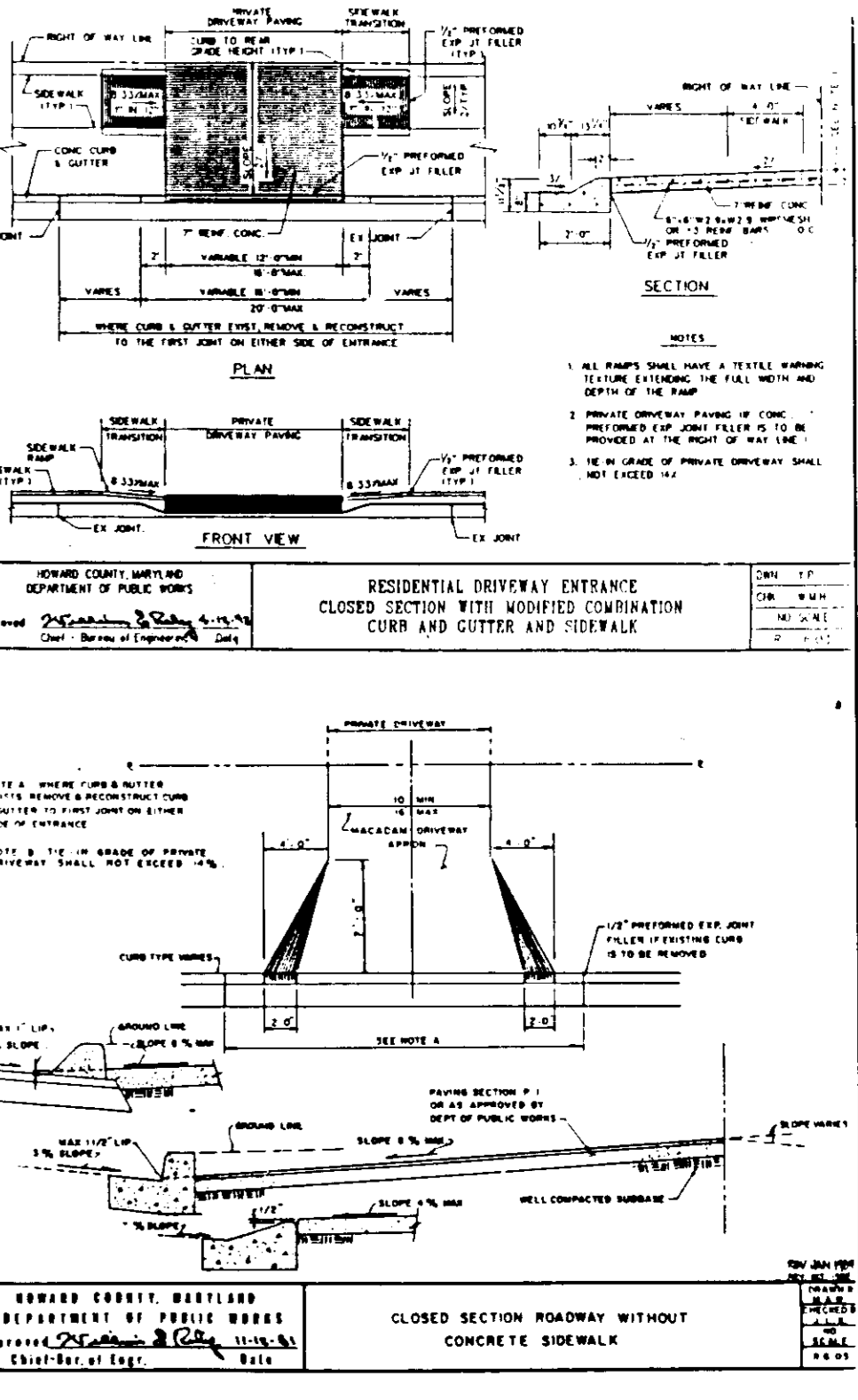
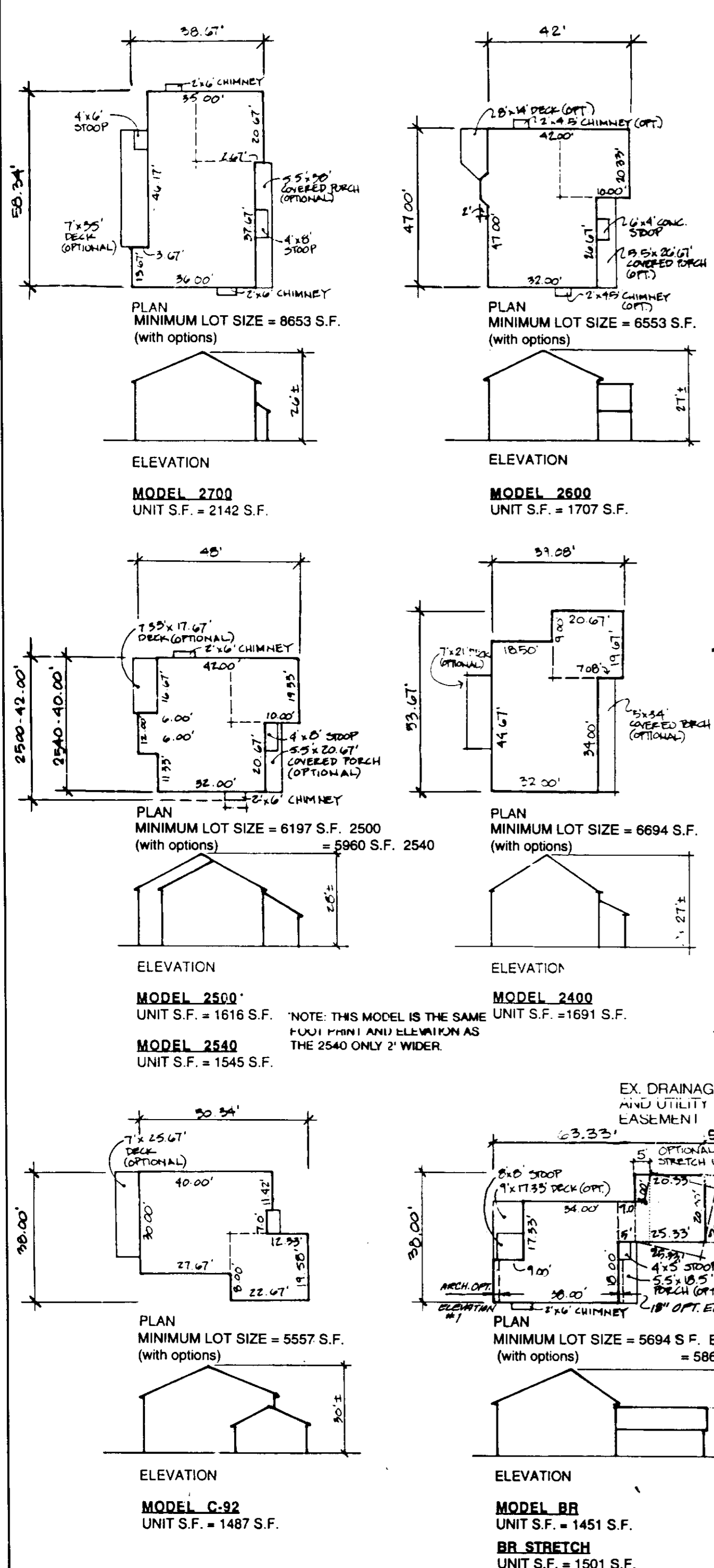
DMW
Duff MacCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3333
Fax 286-4708

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals



SITE/GRADING PLAN

Des By	THR	Scale	1" = 30'	Proj. No.	95018
Dm By	TPC	Date	4/19/95		
Chk By	Approved				1 OF 7



Lot #	Street Address	Lot Area (S.F.)	Coverage Allowed (30%) (S.F.)	Model Shown	House Coverage (S.F.)	Add'l Coverage Allowed (S.F.) For Options
55	6237 Deer Season Run	8,031	2,409	C-92	1,667	550
56	6241 Deer Season Run	7,965	2,389	A	1,955	894
57	6245 Deer Season Run	8,545	2,563	1700	1,512	1,051
58	6249 Deer Season Run	9,197	2,759	BR-91	1,759	1,000
59	6253 Deer Season Run	11,888	3,586	2600	1,966	1,600
248	6257 Deer Season Run	7,887	2,366	C-92	1,867	899
249	6261 Deer Season Run	8,425	2,527	BR-91	1,709	918
250	6265 Deer Season Run	7,070	2,121	A.A.L.T.	1,699	425
251	6269 Deer Season Run	7,404	2,221	2400	1,820	363
64	6273 Deer Season Run	10,823	3,246	2400	2,008	1,238
252	6278 Deer Season Run	7,864	2,359	C-92	1,867	892
253	6272 Deer Season Run	6,824	2,047	BR-91	1,709	338
254	6266 Deer Season Run	11,933	3,580	2400	2,048	1,532
255	6260 Deer Season Run	7,365	2,209	2800	1,889	350
256	6254 Deer Season Run	7,222	2,166	2500	1,859	307

Lot #	Min. Sewerable Elevation	Sewer Invert at Property Line	Bemt. Slab Elevation Provided
55	361.0	357.2	367.00
56	359.4	355.6	365.90
57	358.3	354.5	364.40
58	357.1	353.3	362.70
59	357.2	352.3	362.00
248	356.1	351.3	360.50
249	356.0	351.2	358.40
250	353.2	349.4	356.50
251	353.0	349.2	354.07
64	352.0	348.2	353.50
252	352.1	348.3	350.46
253	353.6	349.8	353.60
254	354.9	350.1	353.33
255	353.9	350.1	353.90
256	353.8	350.0	354.50

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER: *D. E.* DATE: 7/14/95

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR: *Quin Summerville* DATE: 7/10/95

CHEF, LAND DEVELOPMENT & RESEARCH: *J.P.*

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

DIRECTOR: *James J. ...* DATE: 6/26/95

CHEF, BUREAU OF ENGINEERING: *W.C. ...* DATE: 6/30/95

Model Change Lots 59 and 254

Model Change Lot 64

VILLAGE OF LONGREACH

SECTION 4 AREA 2

LOTS 55-59, 64, 205, 210 221, 248-255

OWNER / DEVELOPER:

THE MARK BUILDING COMPANY

1301 YORK ROAD, LUTHERVILLE, MD 21093

(410) 356-5701

DMW

Draft, MacCann, Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

(410) 388-3333

Fax: 388-4708

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

PROJECT NO: LONGREACH SEC 4 AREA 2

DATE: 11/28/94

SCALE: 1" = 30'

DATE: 4/19/95

PROJECT NO: 95018

SITE/GRADING PLAN

Des By: TPC Scale: 1" = 30' Proj. No: 95018

Dm By: TPC Date: 4/19/95

Chk By: Approved

2 OF 7

DATE REV. DESCRIPTION

11-30-95 4 MODEL CHANGE LOT 59

08-15-96 5 REVISE LOT 59 FROM 2500 TO 2400. REVISE GRADINGS

05-15-96 6 REVISE LOT 59 FROM 2500 TO 2400. REVISE GRADINGS

06-27-96 7 REVISE LOT 59 FROM 2500 TO 2400. REVISE GRADINGS

08-02-96 8 REVISE LOT 59 FROM 2500 TO 2400. REVISE GRADINGS

08-02-96 9 REVISE LOT 59 FROM 2500 TO 2400. REVISE GRADINGS

08-02-96 10 REVISE LOT 59 FROM 2500 TO 2400. REVISE GRADINGS

DATE REV. DESCRIPTION

08-05-96 11 REVISE LOT 245 FROM 2400 TO 2500. REVISE MODEL C-92 TO 1700

08-20-96 12 REVISE LOT 57 FROM MODEL C-92 TO 1700

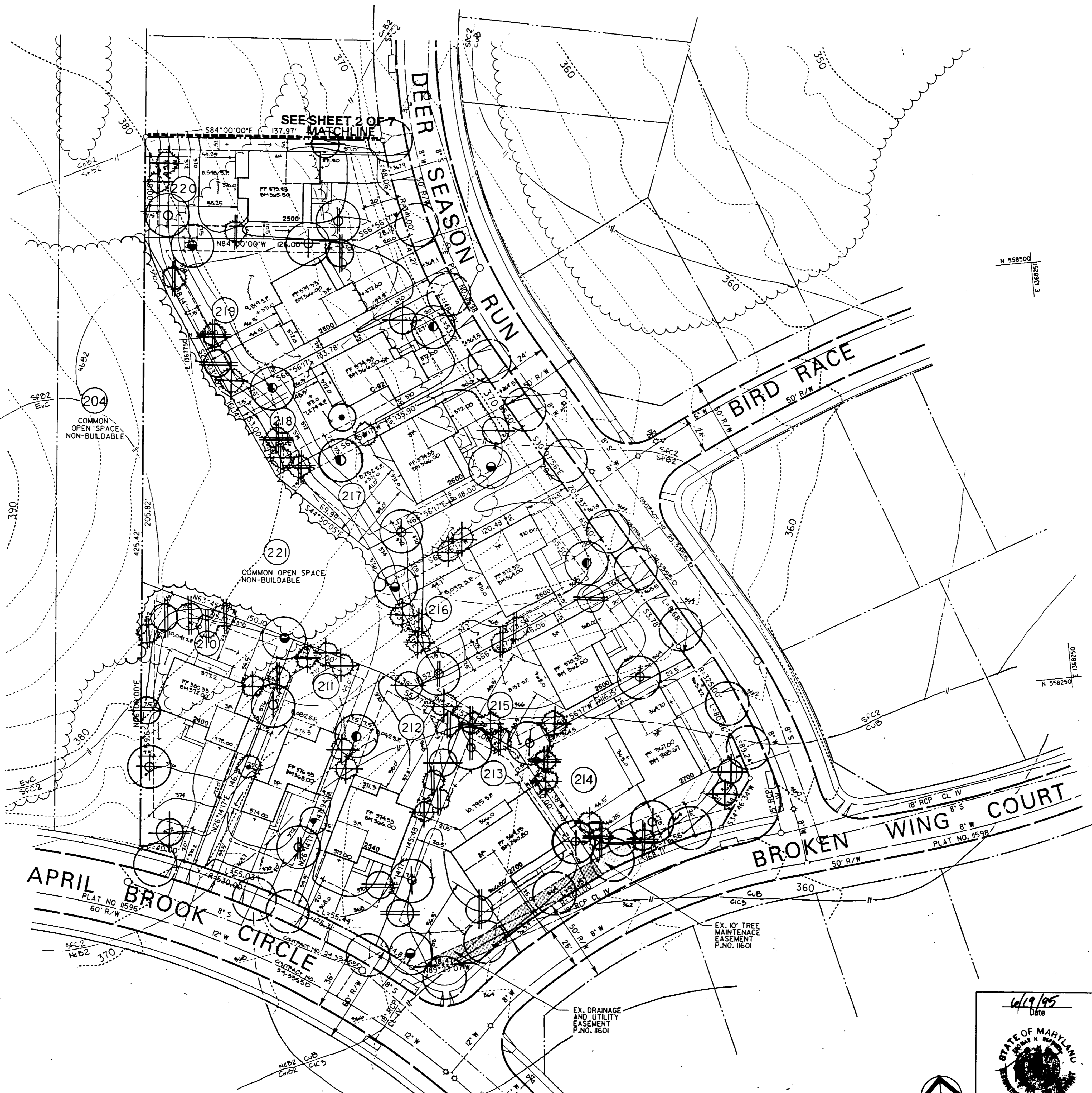
12-16-96 13 REVISE LOT 55 FROM MODEL C-92 TO 1700. REVISE GRADINGS

10-14-96 14 REVISE LOT 210 FROM 2500 TO 2400. REVISE GRADINGS

DATE: 4/19/95

Professional Engr. No. **ME51**





KEY	QUANT.	COMMON NAME	SIZE
○		PROPOSED STREET TREES BY OTHERS	
⊕	15	LONDON PLANE TREE	2.5'-3' CAL.
⊕	12	PIN OAK	2.5'-3' CAL.
⊕	12	RED SUNSET MAPLE	2.5'-3' CAL.
⊕	12	GREEN MOUNTAIN SUGAR MAPLE	2.5'-3' CAL.
⊕	12	SWEET GUM	7.5'-5' CAL.
⊕	9	KWANZAN CHERRY	8'-10'
⊕	8	YOSHINO CHERRY	8'-10'
⊕	9	JAPANESE FLOWERING CRABAPPLE	8'-10'
⊕	11	BRADFORD GALLERY PEAR	8'-10'
⊕	6	PURPLE LEAF PLUM	8'-10'
⊕	55	NORWAY SPRUCE	6'-8'
⊕	27	WHITE PINE	6'-8'
⊕	16	WHITE PINE	8'-10'
⊕	9	LEYLAND CYPRESS	6'-8'

QUANTITY REPRESENTS COMBINED TOTAL OF SHEET 3 AND SHEET 4.

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] DATE 7/12/95

[Signature] DATE 7/10/95

CHIEF, LAND DEVELOPMENT & RESEARCH

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

[Signature] DATE 6/16/95

[Signature] DATE 6/16/95

CHIEF, BUREAU OF ENGINEERING

Date No. _____ Revision Description _____

VILLAGE OF LONGREACH

SECTION 4 AREA 2

LOTS 55-59, 64, 205, 210-221, 248-256

OWNER /DEVELOPER:

THE MARK BUILDING COMPANY

1301 YORK ROAD, LUTHERVILLE, MD 21093

(410) 356-5701

DMW

David M. Williams & Associates, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

(410) 296-4333

Fax 296-4708

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SECTION: SEC 4 AREA 2

DATE: 4/19/95

PROJECT: #37

DATE: 6/16/95

PROJECT: #37

DATE: 6/16/95

PROJECT: #37

DATE: 6/16/95

LANDSCAPE PLAN

Des By: THR Scale: 1" = 30' Proj. No.: 95018

Drn By: TPC Date: 4/19/95

Chk By: Approved

3 OF 7

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.



KEY	QUANT.	COMMON NAME	SIZE
○		PROPOSED STREET TREES BY OTHERS	
⊕	13	LONDON PLANE TR. E	2.5'-3' CAL.
⊕	12	PIN OAK	2.5'-3' CAL.
⊕	12	RED SUNSET MAPLE	2.5'-3' CAL.
⊕	12	GREEN MOUNTAIN SUGAR MAPLE	2.5'-3' CAL.
⊕	12	SWEET GUM	2.5'-3' CAL.
⊕	9	KWANZAN CHERRY	8'-10'
⊕	8	YOSHINO CHERRY	8'-10'
⊕	9	JAPANESE FLOWERING CRABAPPLE	8'-10'
⊕	11	BRADFORD GALLERY PEAR	8'-10'
⊕	6	PURPLE LEAF PLUM	8'-10'
⊕	35	NORWAY SPRUCE	6'-8'
⊕	27	WHITE PINE	6'-8'
⊕	16	WHITE PINE	8'-10'
⊕	9	LEVLAND CYPRESS	6'-8'

QUANTITY REPRESENTS COMBINED TOTAL OF SHEET 3 AND SHEET 4.

COMMON OPEN SPACE NON-BUILDABLE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 7/13/95
DIRECTOR DATE

[Signature] 7/18/95
CHIEF, LAND DEVELOPMENT & RESEARCH DATE

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

[Signature] 6/30/95
DIRECTOR DATE

[Signature] 6/30/95
CHIEF, BUREAU OF ENGINEERING DATE

Date	No.	Revision Description

VILLAGE OF LONGREACH
SECTION 4 AREA 2
LOTS 55-59, 64, 205, 210-221, 248-256

OWNER / DEVELOPER:
THE MARK BUILDING COMPANY
1301 YORK ROAD, LUTHERVILLE, MD 21093
(410) 356-5701

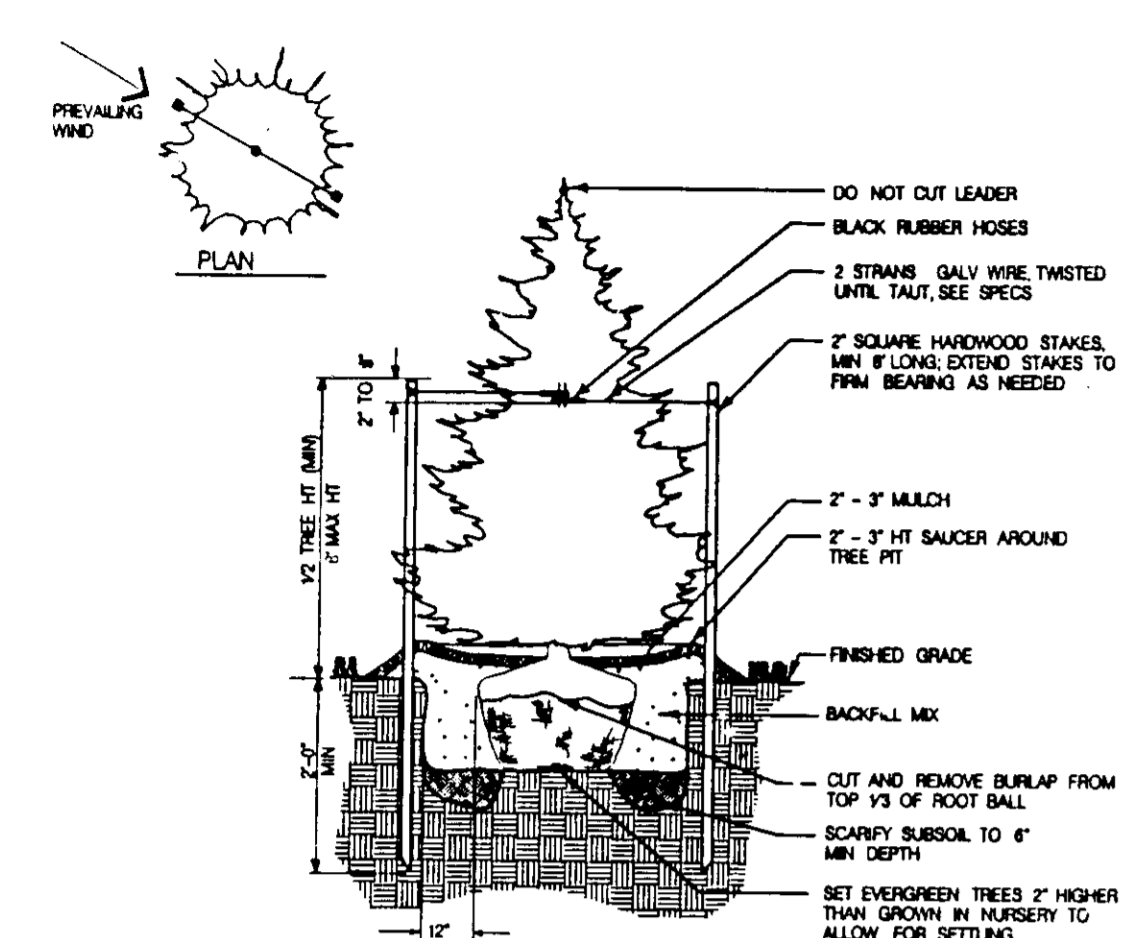
DMW
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A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

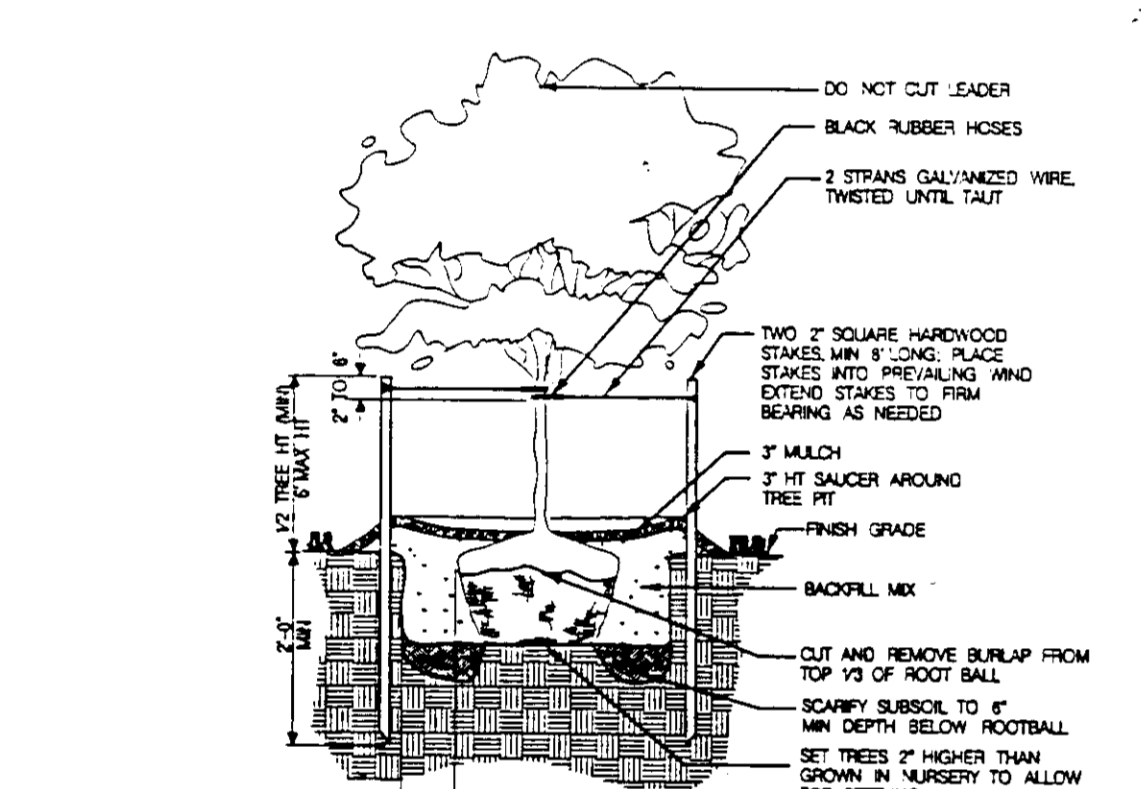
SECTION	NO.	SECTION	NO.	DATE
LONGREACH	SEC 4 AREA 2			55-69 205
MAP	11504	PLAT #	7	NT
DATE	11/6/93	DATE	4/19/95	DATE
NO. OF SHEETS	7	NO. OF SHEETS	6TH	NO. OF SHEETS
NO. OF SHEETS	7	NO. OF SHEETS	6TH	NO. OF SHEETS
NO. OF SHEETS	7	NO. OF SHEETS	6TH	NO. OF SHEETS

LANDSCAPE PLAN

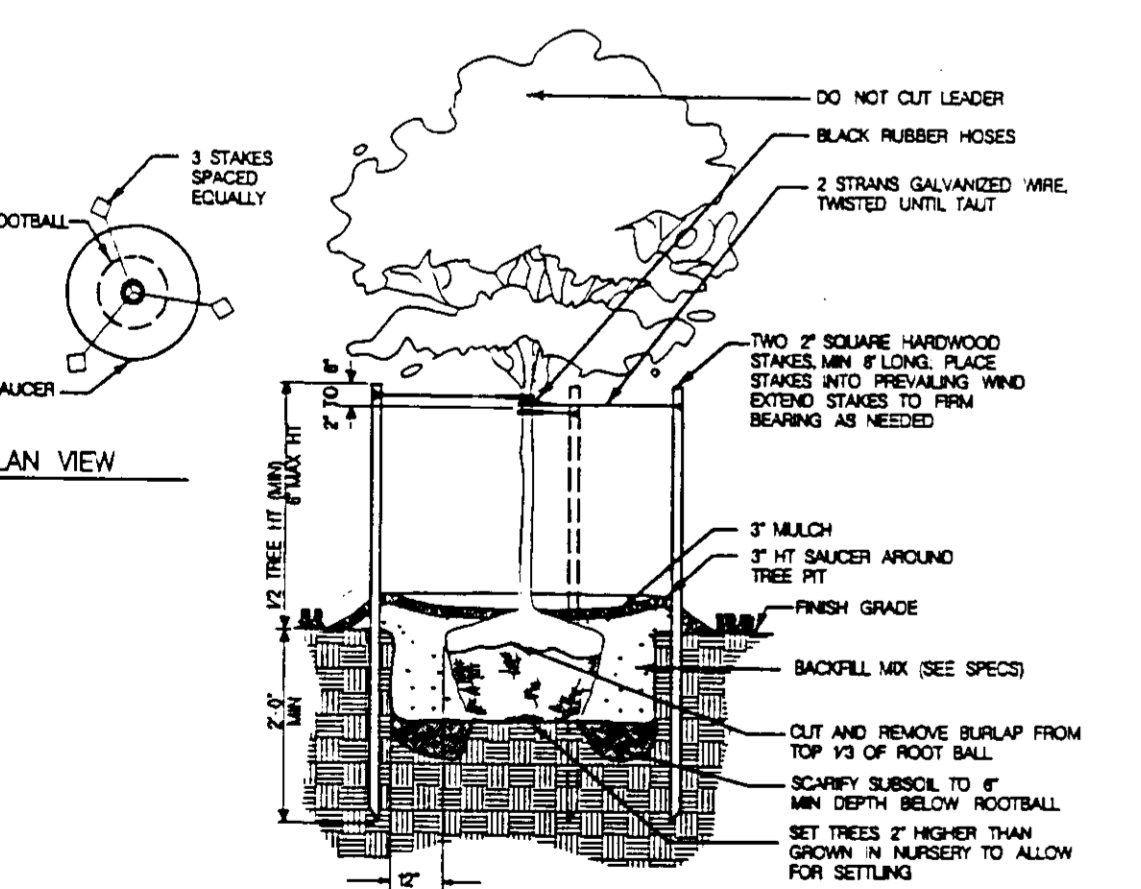
Des By _____ Scale 1" = 30' Proj. No. 95018
Dwn By TPC Date 4/19/95
Chk By _____ Approved **4 OF 7**



EVERGREEN TREE PLANTING
NOT TO SCALE

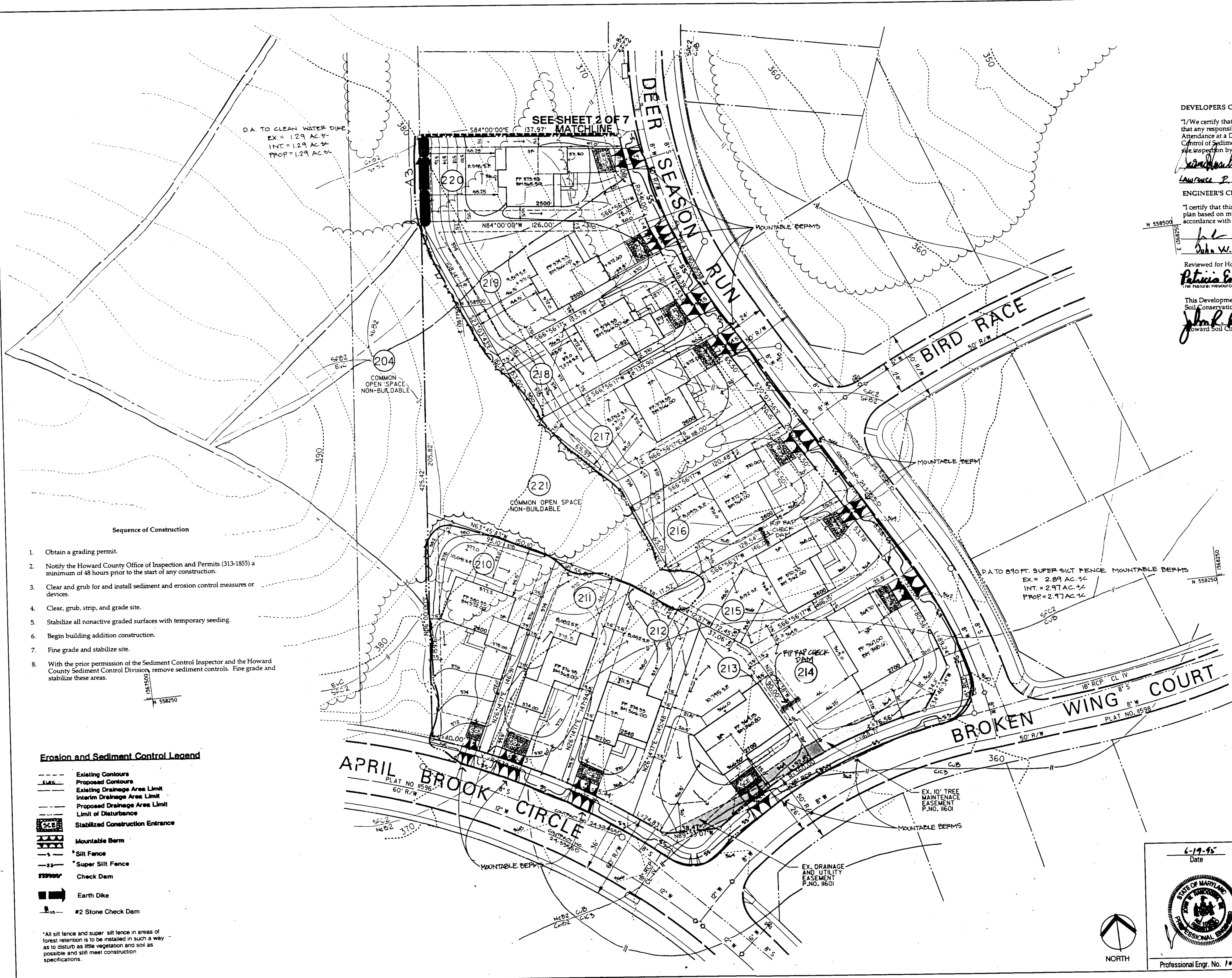


TREE PLANTING - LESS THAN 3" CALIPER
NOT TO SCALE



TREE PLANTING - OVER 3" CALIPER
NOT TO SCALE

NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.



DEVELOPERS CERTIFICATION:
 "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 the Environment 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 P. Roschberg
 Lawrence P. Roschberg 6-19-95
 Date

ENGINEER'S CERTIFICATION:
 "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."

John W. Kamuchia, Sr.
 John W. Kamuchia, Sr. 6-19-95
 Date

Reviewed for Howard Soil Conservation District and meets Technical Requirements.
Patricia Emphrey
 Patricia Emphrey 6/27/95
 Date

This Development Plan is Approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
John P. Blanton
 John P. Blanton 6/27/95
 Date
 Howard Soil Conservation District

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	DATE
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	DATE
<i>John P. Blanton</i> DIRECTOR	7/16/95 DATE
<i>Uma Sharmamya</i> CHIEF, LAND DEVELOPMENT & RESEARCH	7/10/95 DATE
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	DATE
<i>John P. Blanton</i> DIRECTOR	6/28/95 DATE
<i>Paul J. Ryan</i> CHIEF, BUREAU OF ENGINEERING	6/28/95 DATE

Date	No.	Revision Description
VILLAGE OF LONGREACH		
SECTION 4 AREA 2		
LOTS 55-59, 64, 205, 210-221, 248-256		
OWNER /DEVELOPER:		
THE MARK BUILDING COMPANY		
1301 YORK ROAD, LUTHERVILLE, MD 21093		
(410) 356-5701		

DMW
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

6-19-95
 Date

Professional Engr. No. 10551

STATE OF MARYLAND
 PROFESSIONAL ENGINEER

PROJECT NAME	SECTION	DISTRICT #
LONGREACH	SEC 4 AREA 2	205-221
PLAT # 11594	LOT # 7	NT
11594	6067.03	
DATE	DATE	DATE
4/19/95	4/19/95	4/19/95

SEDIMENT AND EROSION CONTROL PLAN

Des By	THA	Scale	1" = 30'	Proj. No.	95018
Drn By	TPC	Date	4/19/95	5 OF 7	
Chk By	Approved				

Professional Engr. No. 10551

DEVELOPERS CERTIFICATION:

"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 the Environment 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 Roschky
 Date: 6/19/95

ENGINEER'S CERTIFICATION:

"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."

John W. Rosuchka, Jr. P.E. MSST
 Date: 6-19-95

Reviewed for Howard Soil Conservation District and meets Technical Requirements.

Patricia G. Johnson
 Date: 6/27/95

This Development Plan is Approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John K. Robertson
 Date: 6/27/95

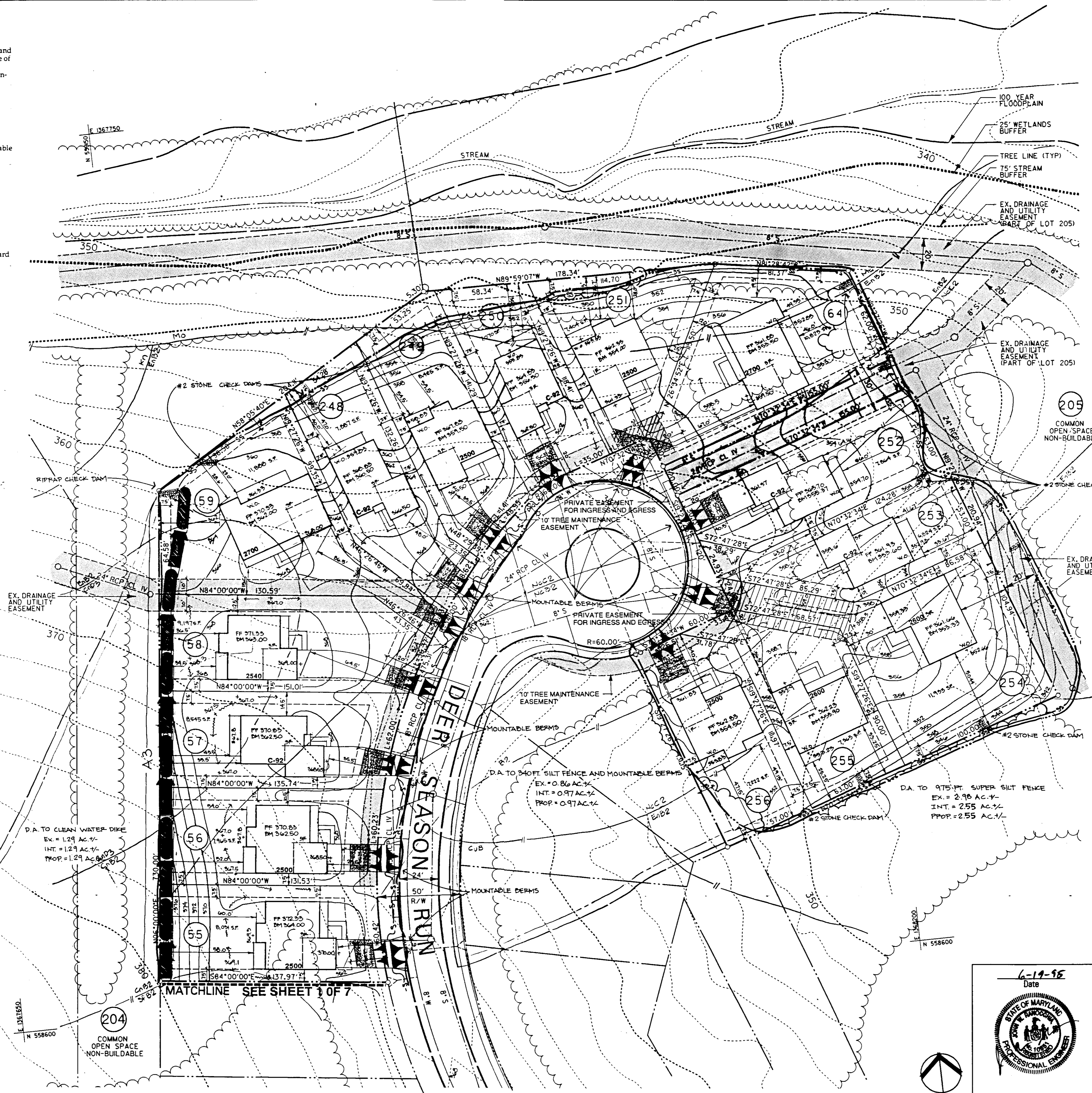
Sequence of Construction

1. Obtain a grading permit.
2. Notify the Howard County Office of Inspection and Permits (313-1855) a minimum of 48 hours prior to the start of any construction.
3. Clear and grub for and install sediment and erosion control measures or devices.
4. Clear, grub, strip, and grade site.
5. Stabilize all nonactive graded surfaces with temporary seeding.
6. Begin building addition construction.
7. Fine grade and stabilize site.
8. With the prior permission of the Sediment Control Inspector and the Howard County Sediment Control Division, remove sediment controls. Fine grade and stabilize these areas.

Erosion and Sediment Control Legend

- Existing Contours
- Proposed Contours
- Existing Drainage Area Limit
- Interim Drainage Area Limit
- Proposed Drainage Area Limit
- Limit of Disturbance
- Stabilized Construction Entrance
- Mountable Berm
- Silt Fence
- Super Silt Fence
- Check Dam
- Earth Dike
- #2 Stone Check Dam

*All silt fence and super silt fence in areas of forest retention is to be installed in such a way as to disturb as little vegetation and soil as possible and still meet construction specifications.



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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR _____ DATE 7/14/95

CHIEF, LAND DEVELOPMENT & RESEARCH _____ DATE 7/10/95

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

DIRECTOR _____ DATE 6/30/95

CHIEF, BUREAU OF ENGINEERING _____ DATE 6/30/95

Date	No.	Revision Description

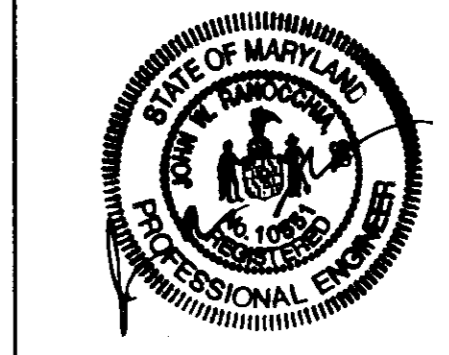
VILLAGE OF LONGREACH
 SECTION 4 AREA 2
 LOTS 55-59, 64, 205, 210-221, 248-256

OWNER /DEVELOPER:
THE MARK BUILDING COMPANY
 1301 YORK ROAD, LUTHERVILLE, MD 21093
 (410) 356-5701

DMW
 Design/Construct/Manage, Inc.
 207 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3333
 Fax: 286-4706

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

6-19-95
 Date



Professional Engr. No. 10551

SECTION	NO.	DATE	BY	REVISION
LONGREACH	SEC 4 AREA 2	55-59 205		

SEDIMENT AND EROSION CONTROL PLAN

Des By	Scale	1" = 30'	Proj. No.	95018
Drn By	Date	4/19/95		
Chk By	Approved			

6 OF 7

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

- 1) A minimum of 48 hours notice must be given to the Howard County Department of Inspector Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
- 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 most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
- 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 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, Sto Drainage.
- 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 59) 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 5.17 Acres
 Area Disturbed 0.79 Acres
 Area to be roofed or paved 1.44 Acres
 Area to be vegetatively stabilized 0.74 Acres
 Total Cut 12,860 Cu. Yds.
 Total Fill 12,860 Cu. Yds.
 Offsite waste/borrow area location
- 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 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) Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

PERMANENT SEEDING NOTES
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Seeded 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) **Enriched:** Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 urea/ammonia 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 (14 lbs./1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.
Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) 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, project 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 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 seeding area and make needed repairs, replacements and reseeding.
TEMPORARY SEEDING NOTES
 Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
Seeded 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 periods March 1 thru April 30, and August 15 thru October 15, seed with 2-1/2 bushels per acre of annual rye (32 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs./1000 sq. ft.). For the period November 16 thru February 28, project site 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 untreated weed free 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 1993 Maryland Standards and Specifications for Soil Erosion and Sediment Control for additional rates and methods not covered.

DUST CONTROL SPECIFICATIONS

Temporary Methods:

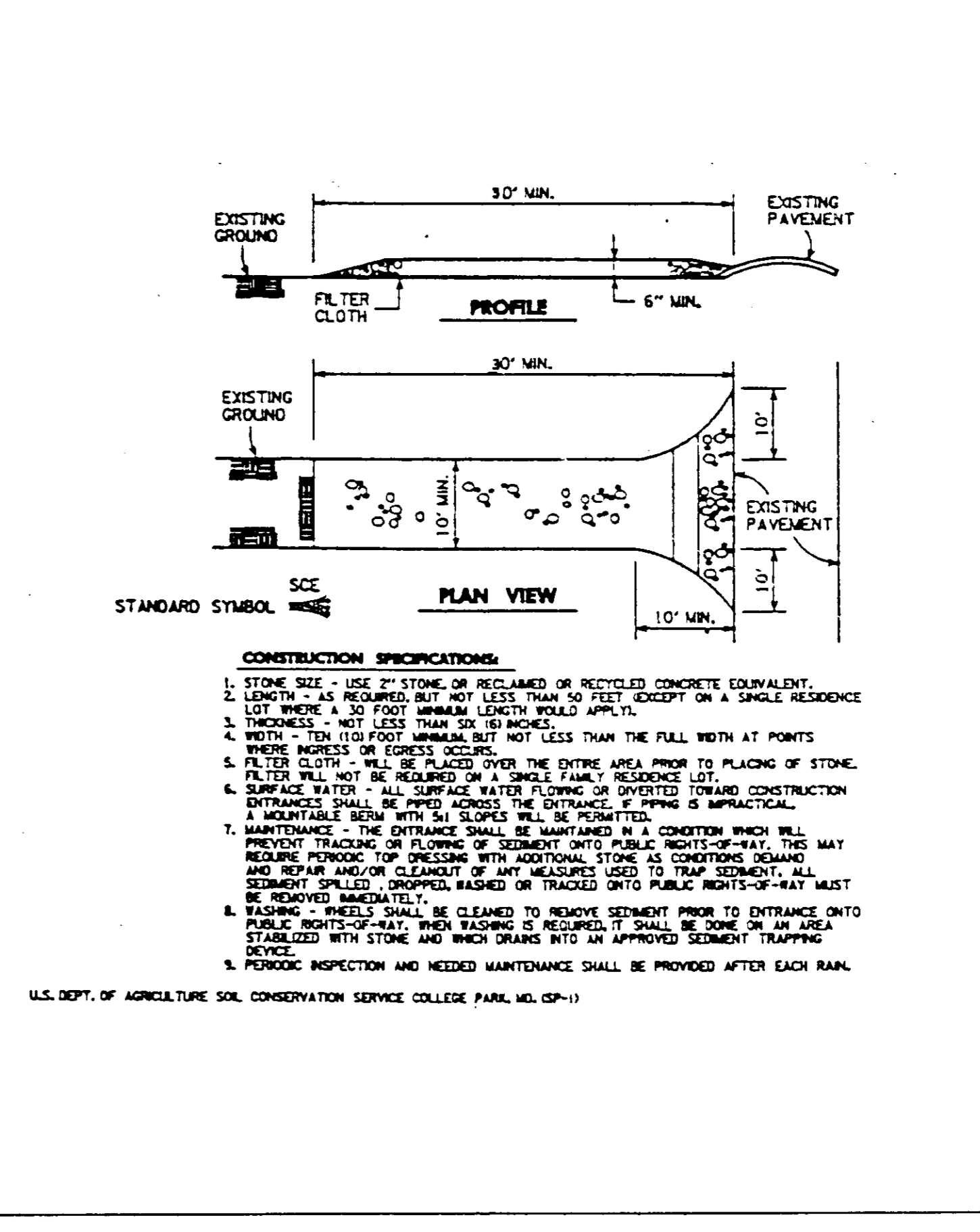
- Mulches - See Standards for critical area stabilization with mulches only. Chemical or wood cellulose fiber binders may be used instead of asphalt to bind mulch material.
- Vegetative Cover - See standards for temporary vegetative cover.
- Spray-on Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Water Dilution	Type of Nozzle	Apply Gallons/Ac.
7:1	Coarse Spray	1,200
12 1/2:1	Fine Spray	235
4:1	Fine Spray	300

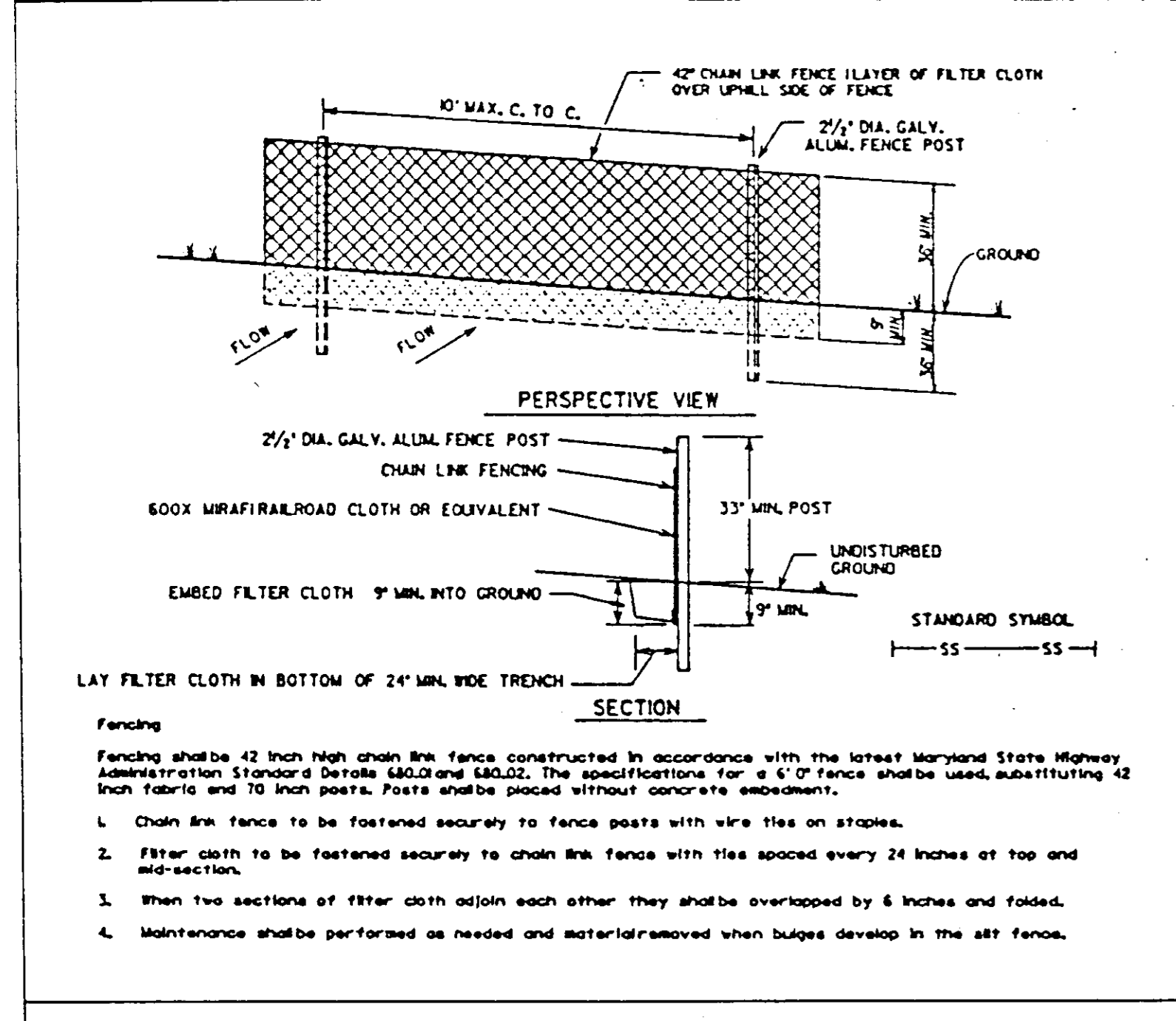
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.
- Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about ten times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at a rate that will keep surface moist. May need re-treatment.

Permanent Methods:

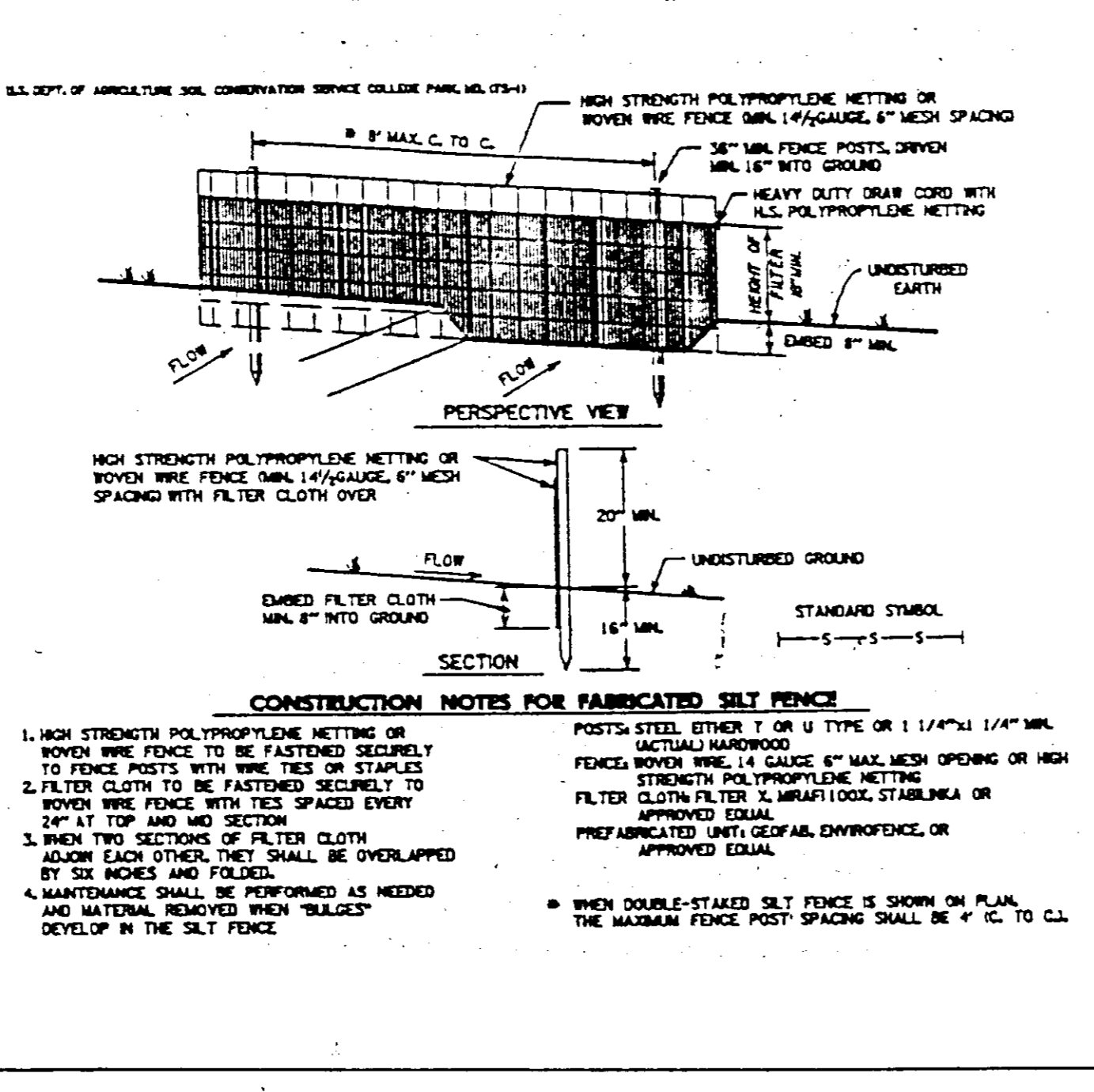
- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.



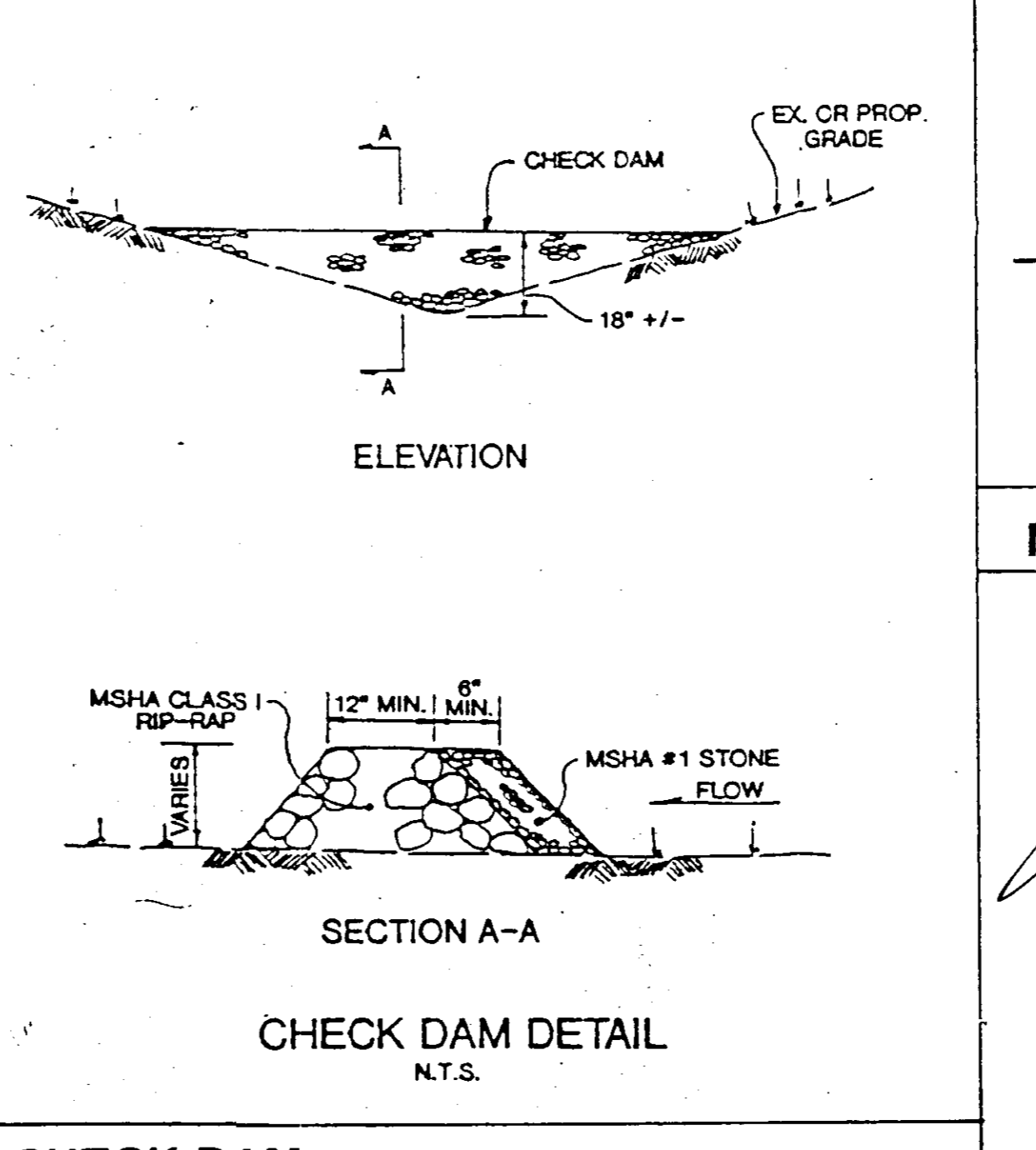
SEDIMENT AND EROSION CONTROL NOTES



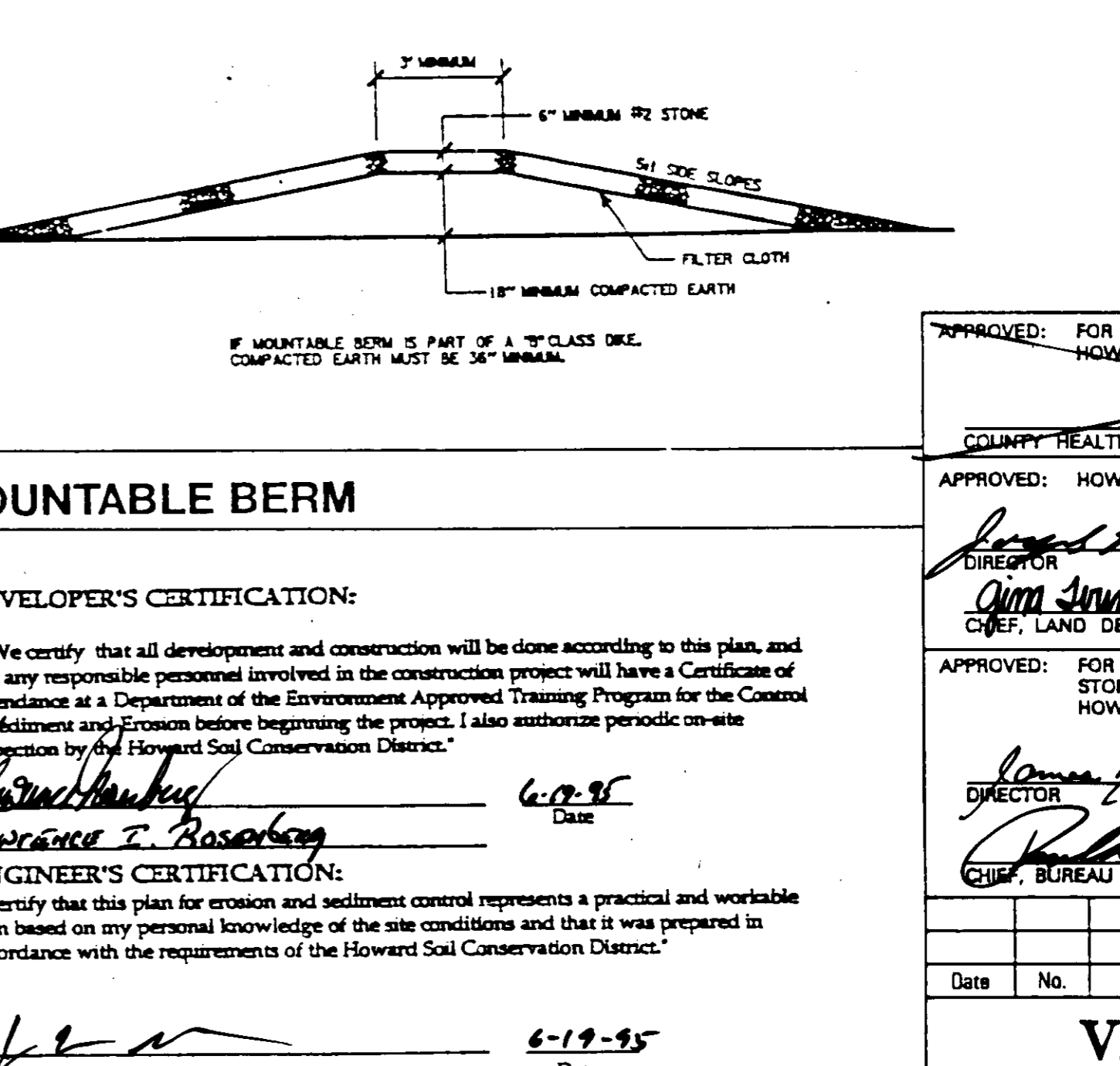
SEEDING NOTES



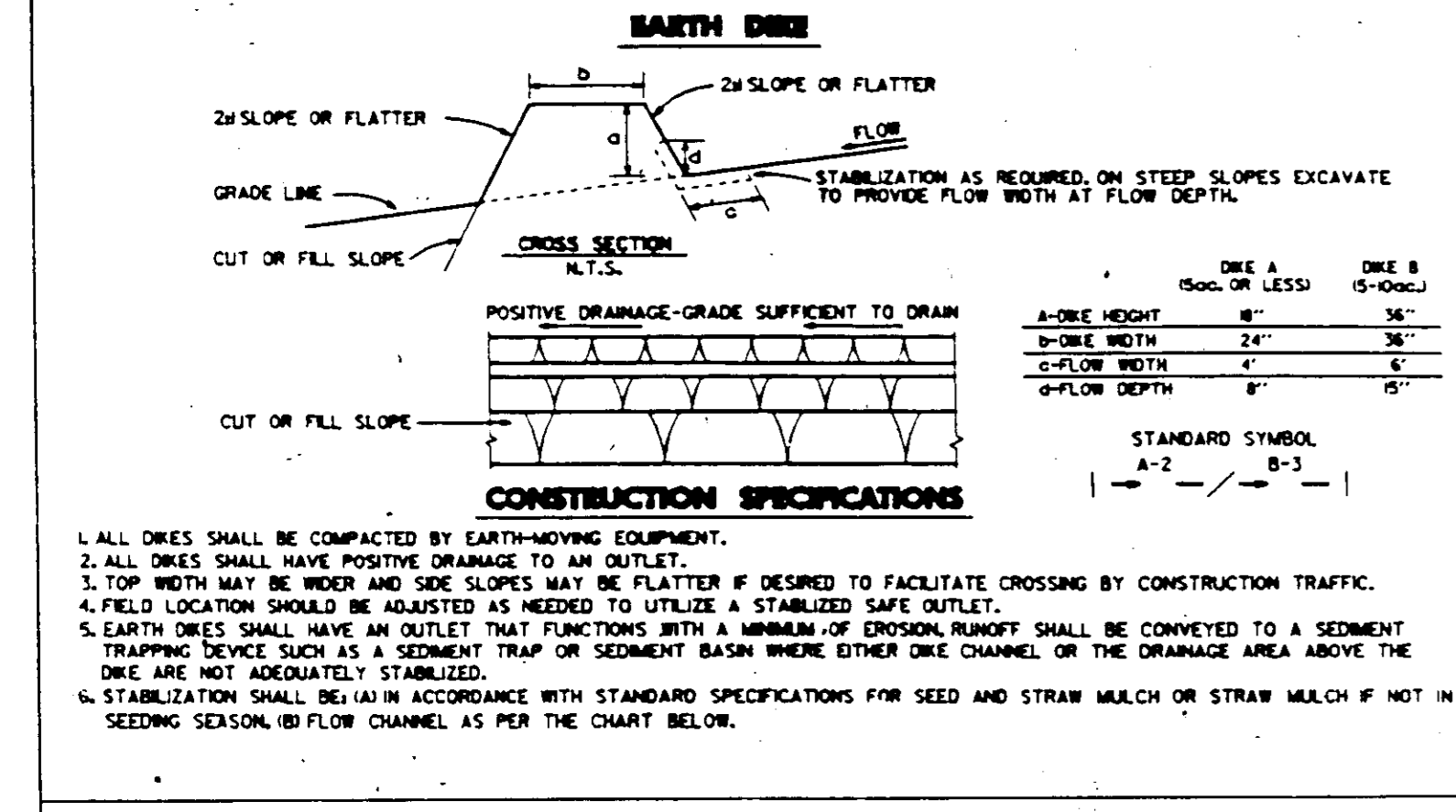
DUST CONTROL



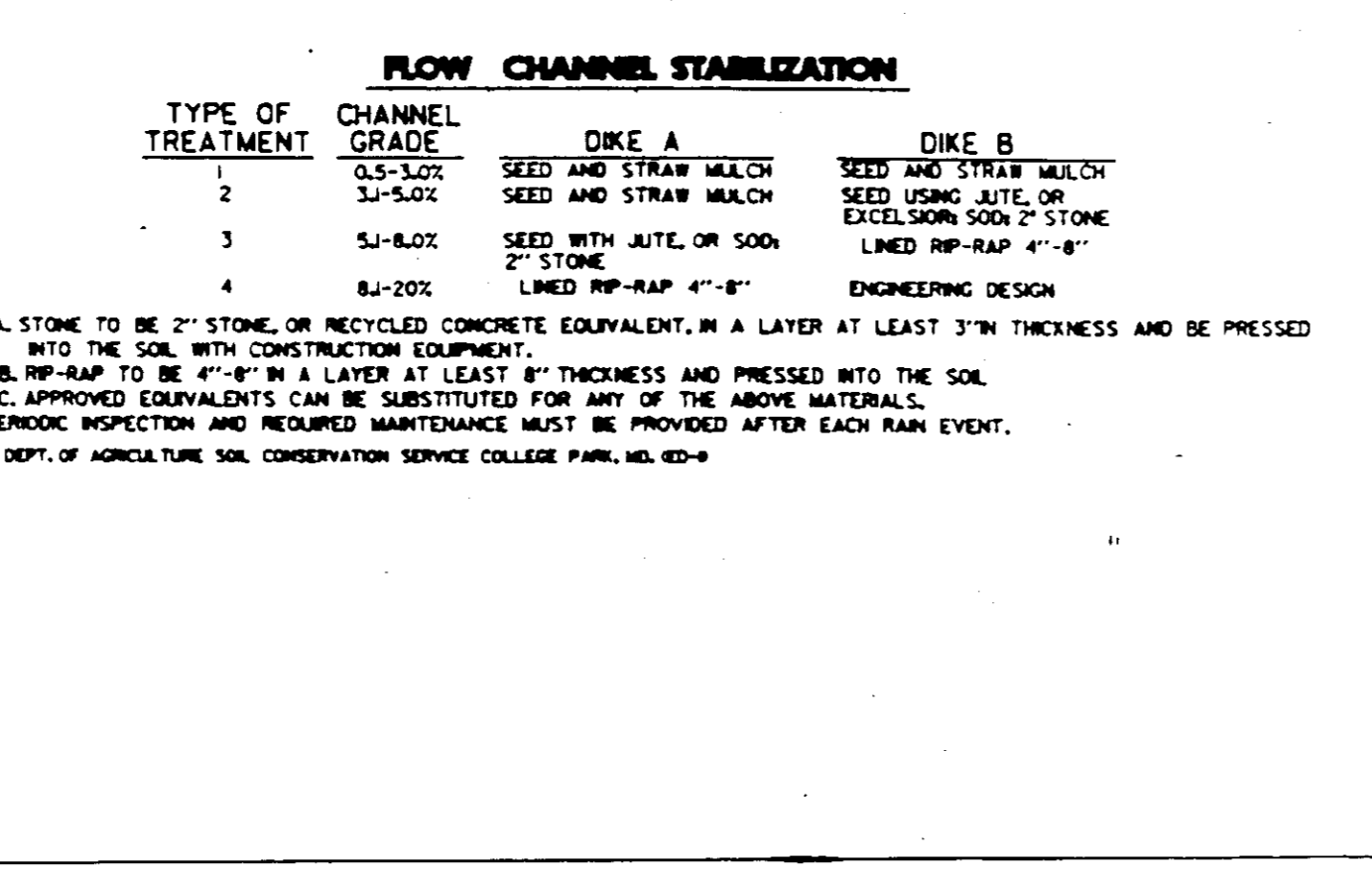
STABILIZED CONSTRUCTION ENTRANCE



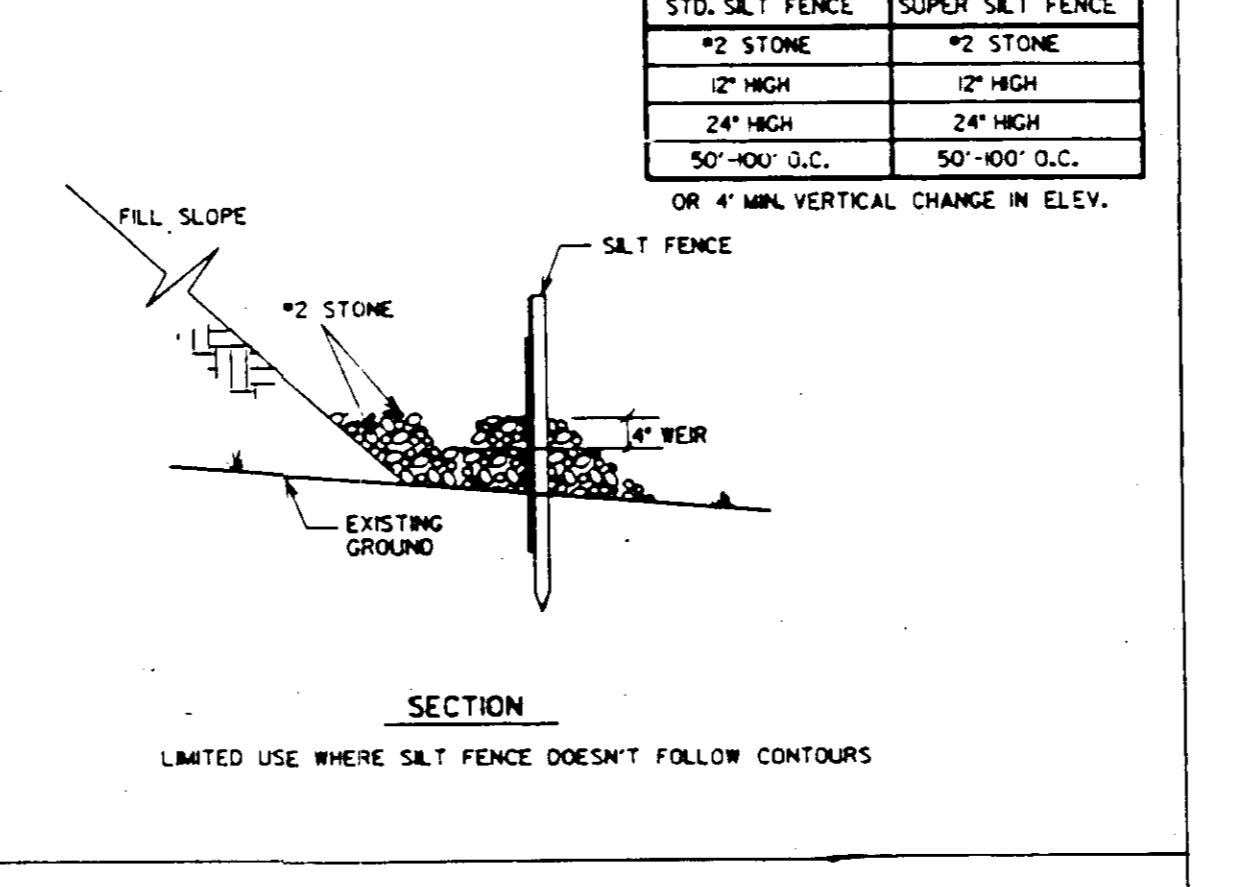
SUPER SILT FENCE



SILT FENCE



CHECK DAM



EARTH DIKE

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
 2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
 3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
 4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
 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 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 OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

#2 STONE CHECK DAM

LIMITED USE WHERE SILT FENCE DOESN'T FOLLOW CONTOURS

DUST CONTROL

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Director _____ DATE 7/18/95

Chief, Land Development & Research _____ DATE 7/10/95

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

Director _____ DATE 6/30/95

Chief, Bureau of Engineering _____ DATE 6/30/95

Developer's Certification: "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 the Environment 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."

Engineer's Certification: "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."

John W. Ransvick, Sr. P.E. 6-19-95 Date

Patricia Engle, P.E. 6/27/95 Date

John P. Robinson 6/27/95 Date

Reviewed for Howard S.C.D. and meets Technical Requirements

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SEDIMENT AND EROSION CONTROL DETAILS

Des By	THR	Scale	1" = 30'	Proj. No.	95018
Dim By	TPC	Date	4/19/95		
Chk By	Approved				

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