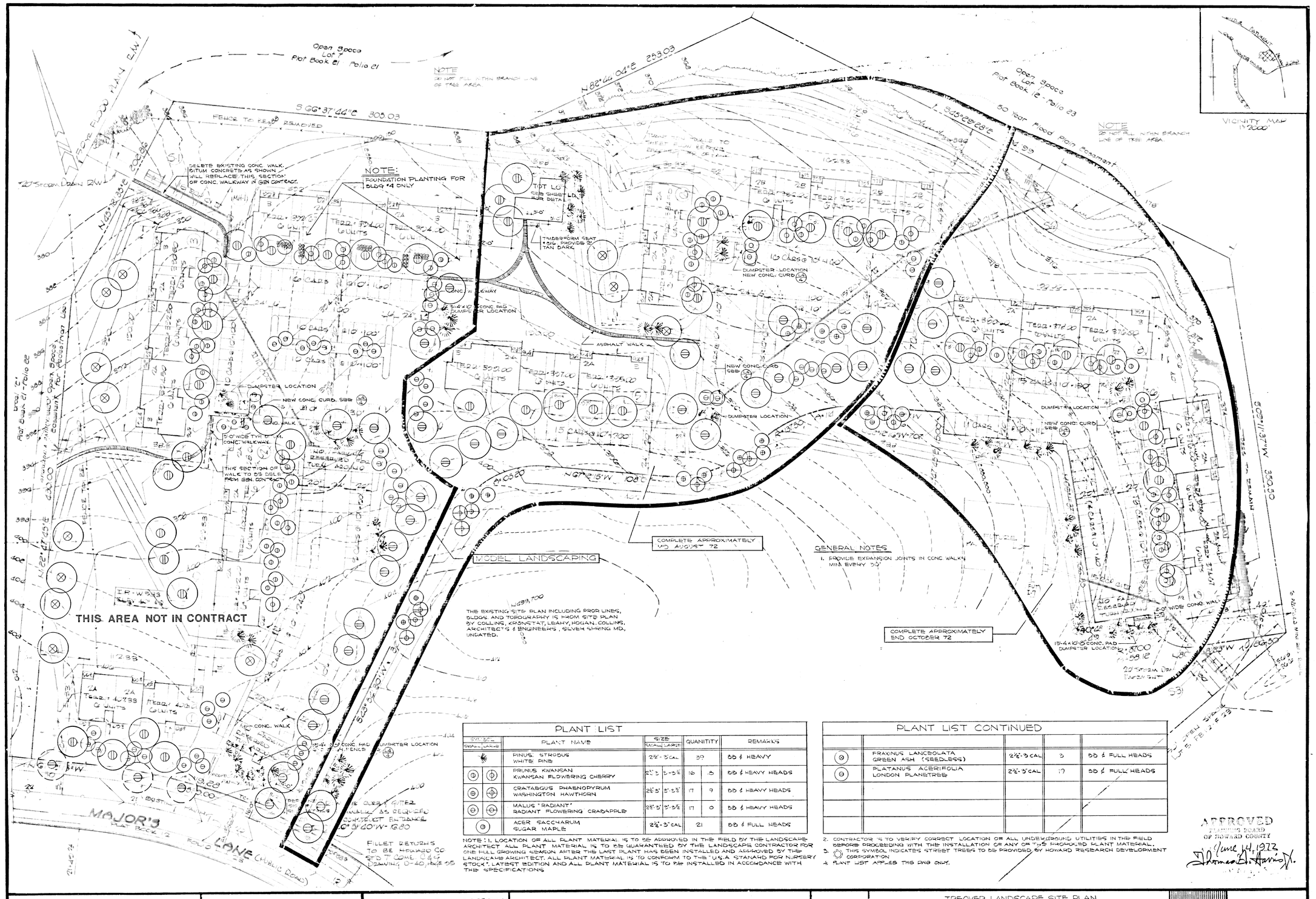
TREOVER LANDSCAPE PLAN

LONG REACH, COLUMBIA, MARYLAND

JEFFERS HILL DEVELOPMENT CO., ROUSE·WATES INC.

SDP·72·35



PLANT LIST

SYMBOL SMALL	SYMBOL LARGE	PLANT NAME	SIZE SMALL	SIZE LARGE	QUANTITY SMALL	QUANTITY LARGE	REMARKS
		PINUS, STROBUS WHITE PINE	2½'-3' CAL		39		BB & HEAVY
⊙	⊙	PRUNUS KWANSAN KWANSAN FLOWERING CHERRY	2½' 3	2½-3½	16	15	BB & HEAVY HEADS
⊕	⊕	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	2½'-3'	3'-3½'	17	9	BB & HEAVY HEADS
⊖	⊖	MALUS 'RADIANT' RADIANT FLOWERING CRABAPPLE	2½'-3'	3'-3½'	17	0	BB & HEAVY HEADS
⊙		ACER SACCHARUM SUGAR MAPLE	2½'-3' CAL		21		BB & FULL HEADS

NOTE: 1. LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL IS TO BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR ONE FULL GROWING SEASON AFTER THE LAST PLANT HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL IS TO CONFORM TO THE "U.S.A. STANARD FOR NURSERY STOCK". LATEST EDITION AND ALL PLANT MATERIAL IS TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS

PLANT LIST CONTINUED

⊙	FRAXINUS LANCEOLATA GREEN ASH (SEEDLESS)	2½'-3 CAL	3	BB & FULL HEADS
⊙	PLATANUS ACERIFOLIA LONDON PLANETREE	2½'-3' CAL	17	BB & FULL HEADS

2. CONTRACTOR IS TO VERIFY CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY OF THIS PROPOSED PLANT MATERIAL.
3. ⊙ THIS SYMBOL INDICATES STREET TREES TO BE PROVIDED BY HOWARD RESEARCH DEVELOPMENT CORPORATION
4. PLANT LIST APPLIES THIS PAGE ONLY.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
June 14, 1972
Thomas D. Harris Jr.

OWNER:
JEFFERS HILL DEVELOPMENT CO.
ROUSE-WATES INC.
COLUMBIA, MD.

THE ROUSE CO., PLANNING & DESIGN
SAM CROZIER
LANDSCAPE ARCHITECT REG. # 70
James L. Crozier

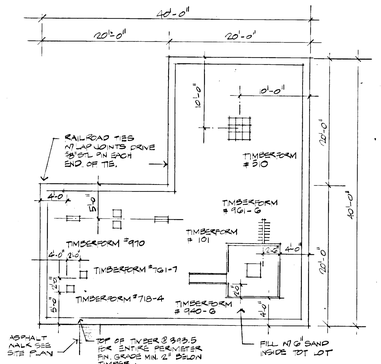
ROUSE-WATES INC.
COLUMBIA, MD.

TREOVER LANDSCAPE SITE PLAN
VILLAGE OF LONGREACH - JEFFERS HILL - 6TH ELECTION DIST.
PARCEL B LOT B1 SECTION 1 AREA 2 PLAT BOOK 12 FOLIO 23
FINAL DEVELOPMENT PLAN PHASE 80 PB 20 FOLIOS 21 TO 31 - COLUMBIA, MD

DESIGNED	DRAWN	CHECKED	DATE	SCALE
G.W.K.	G.R.S.	6-7-72	8/20/72	1"=30'

L-1

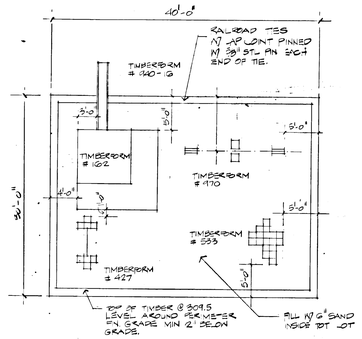
SDP-72-35



TOT LOT #1 TREOVER

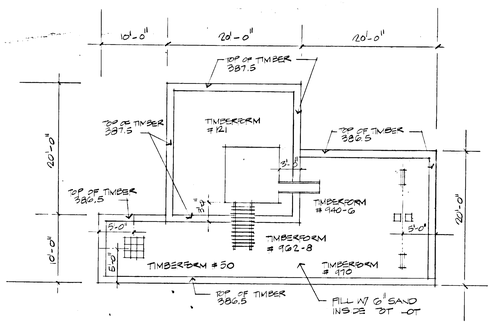
1/8" = 1'-0"

REFERENCE LANDSCAPE SITE PLAN FOR LOCATIONS



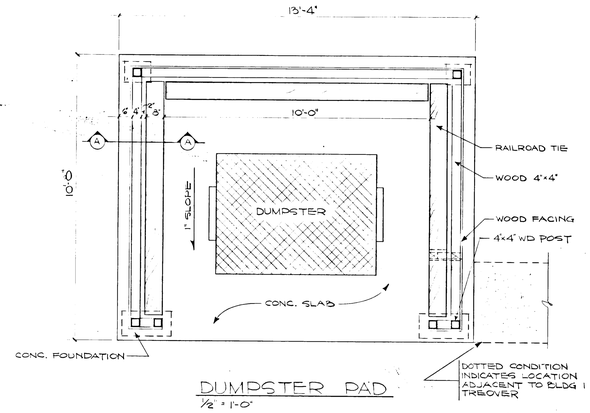
TOT LOT #2 TIMBERNECK

1/8" = 1'-0"



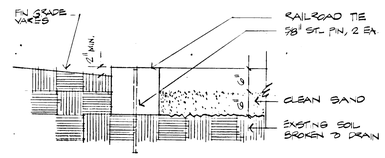
TOT LOT #3 TIMBERNECK

1/8" = 1'-0"



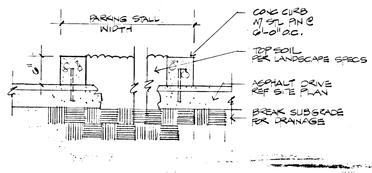
DUMPSTER PAD

1/2" = 1'-0"



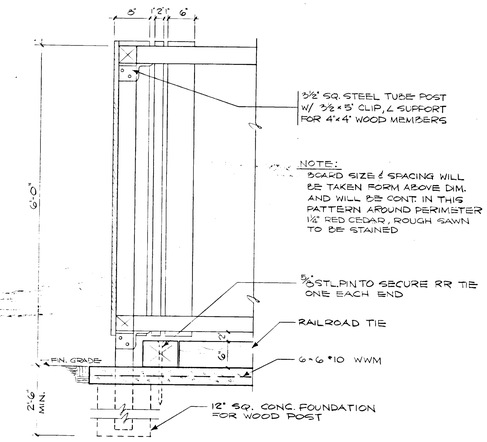
EDGE DETAIL @ TOT LOT

1" = 1'-0"



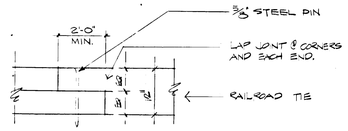
CONC. CURB DETAIL

1" = 1'-0"



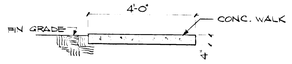
SECTION A-A DUMPSTER PAD

1" = 1'-0"



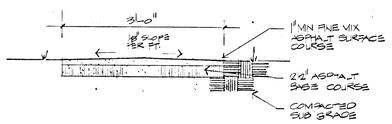
JOINT DETAIL @ TOT LOT

1" = 1'-0"



CONC. WALK DETAIL

1/2" = 1'-0"



ASPHALT WALK DETAIL

1" = 1'-0"

APPROVED
HOWARD COUNTY PLANNING BOARD
DATE July 14, 1972
Thomas H. Harris, Jr.

OWNER:
JEFFERS HILL DEVELOPMENT CO.
ROUSE-WATES INC.
COLUMBIA, MD.

ROUSE-WATES INC.
COLUMBIA, MD.

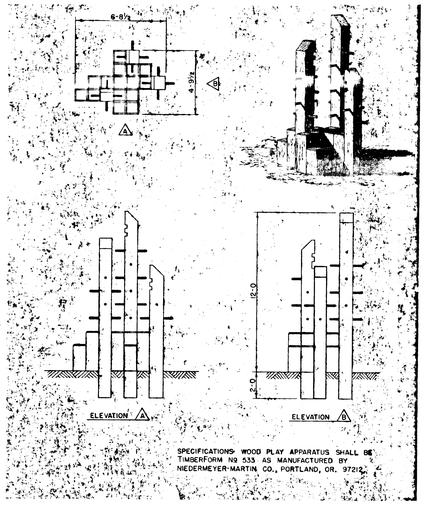
LANDSCAPE AND TOT LOT DETAILS

VILLAGE OF LONG REACH - JEFFERS HILL - 6TH ELECTION DIST.
PARCEL 'A' & PARCEL 'E' SECTION 1 AREA 2 PLAT BOOK 21 FOLIOS 21 & 22
FINAL DEVELOPMENT PLAN PHASE 2A RR 20 FOLIOS 244 & 245 COLUMBIA, MD

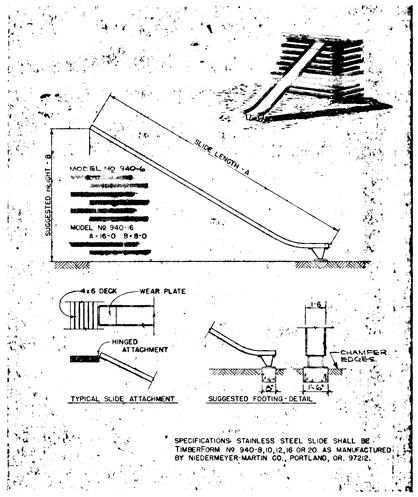
DRAWN	CHECKED	JOB NO.	DATE	SCALE
		LS-72-1	3/30/72	1"=30'

LD

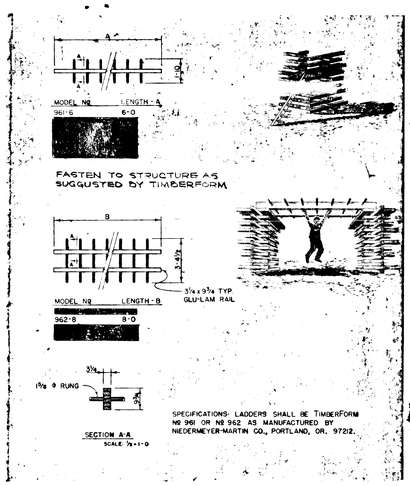
SDP-72-35



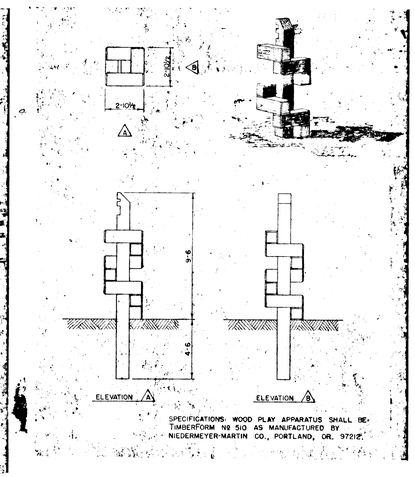
SPECIFICATIONS: WOOD PLAY APPARATUS SHALL BE TIMBERFORM Nº 533 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.



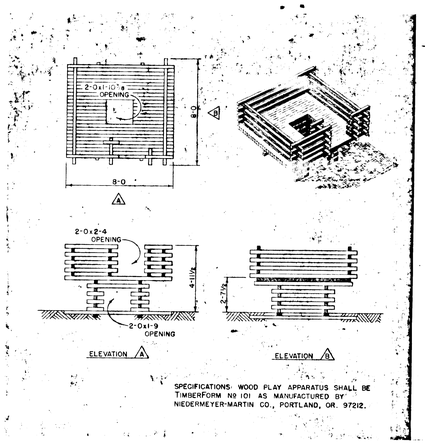
SPECIFICATIONS: STAINLESS STEEL SLIDE SHALL BE TIMBERFORM Nº 940-8,10,12,16 OR 20 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.



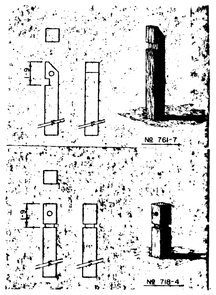
SPECIFICATIONS: LADDERS SHALL BE TIMBERFORM Nº 961 OR Nº 962 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.

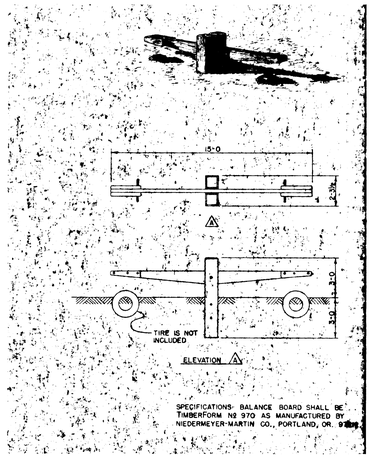


SPECIFICATIONS: WOOD PLAY APPARATUS SHALL BE TIMBERFORM Nº 510 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.

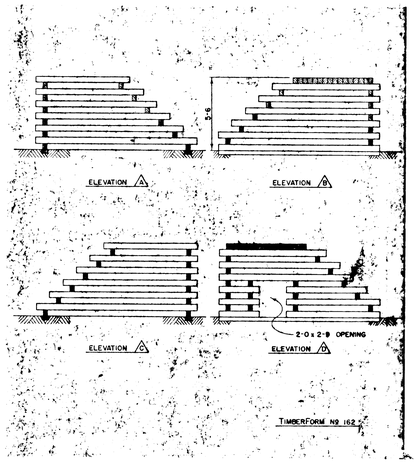


SPECIFICATIONS: WOOD PLAY APPARATUS SHALL BE TIMBERFORM Nº 101 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.

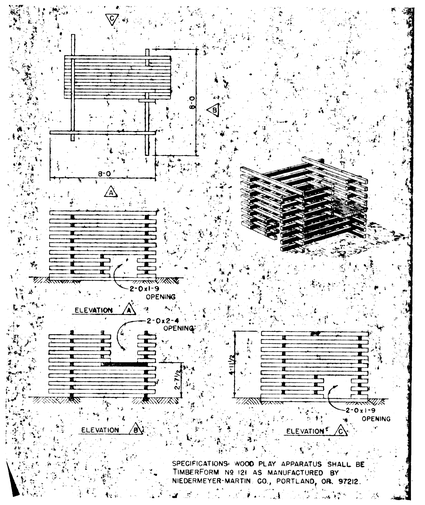




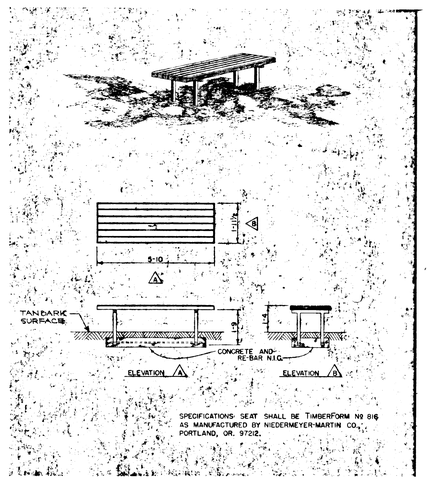
SPECIFICATIONS: BALANCE BOARD SHALL BE TIMBERFORM Nº 370 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.



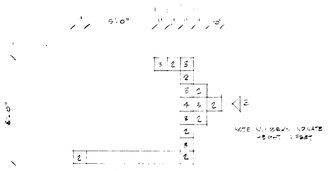
TIMBERFORM Nº 162



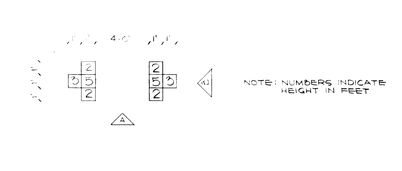
SPECIFICATIONS: WOOD PLAY APPARATUS SHALL BE TIMBERFORM Nº 121 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.



SPECIFICATIONS: SEAT SHALL BE TIMBERFORM Nº 816 AS MANUFACTURED BY NIEDERMEYER-MARTIN CO., PORTLAND, OR. 97212.



TIMBERFORM Nº 436



TIMBERFORM Nº 427

OWNER:
JEFFERS HILL DEVELOPMENT CO.
ROUSE-WATES INC.
COLUMBIA, MD

ROUSE-WATES INC.
COLUMBIA, MD.

TAX MAP 36
PARCEL NO 6

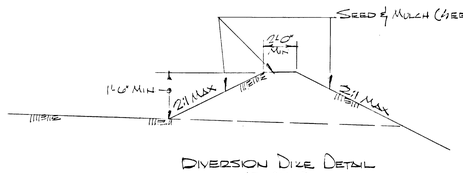
TOT LOT DETAILS

VILLAGE OF LONG REACH - JEFFERS HILL - 6TH ELECTION DIST.
PARCEL 'A' & PARCEL 'E' SECTION 1 AREA 2 PLAT BOOK 21 FOLIOS 21 & 22
FINAL DEVELOPMENT PLAN PHASE 89 RB 20 FOLIOS 24 & 25 COLUMBIA, MD

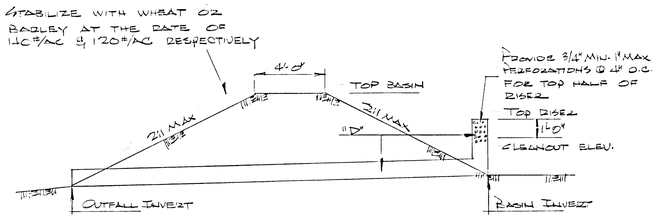
DRAWN	CHECKED	JOB No.	DATE	SCALE
JAK		LS-72-1	3/30/72	1"=30

TD

SDP-72-35



DIVERSION DIKE DETAIL
NO SCALE
(SEE MD SCS STD D.D-1)



SEDIMENT BASIN DETAILS
NO SCALE

SEDIMENT BASIN TABULATION

BASIN #	TOP BASIN	TOP RISER	BASIN INV.	OUTFALL INV.	DRAINAGE AREA	"D"
1	338.5	337.0	334.0	333.5	2.0 AC	8"
2	338.5	337.0	334.0	333.5	1.9 AC	8"
3	382.0	381.5	378.5	378.2	3.7 AC	15"
4	354.0	352.5	350.5	350.0	0.9 AC	8"
5	380.0	378.5	375.5	374.0	3.0 AC	10"
6	380.0	378.5	375.5	374.0*	3.0 AC	10"

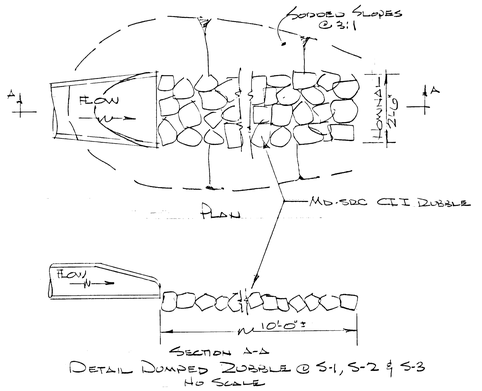
* MAY BE OUTFALLED INTO I-10 IF BUILT

CONSTRUCTION SEQUENCE

1. CONSTRUCT EROSION CONTROL MEASURES AT THE LOCATIONS AS SHOWN ON THE DRAWINGS
2. STABILIZE EMBANKMENT AREAS DENUDED FROM DIVERSION DIKES & BASINS.
3. SITE GRADE
4. CONSTRUCT UTILITIES
5. STABILIZE PAVING & LAWN AREAS
6. REMOVAL OF EROSION CONTROL FACILITIES

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL IN URBANIZING AREAS."
2. CONTROL MEASURES SHOWN HEREON ARE TO BE INSTALLED PRIOR TO ANY GRADING. THE HOWARD SOIL CONS. DISTRICT IS TO BE NOTIFIED 24 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION.
3. BASINS SHOWN ON THE DRAWINGS ARE TO BE CLEANED AFTER EVERY RAIN & AS DIRECTED BY THE HOWARD SOIL CONS DISTRICT.
4. CONTROL MEASURES SHOWN ARE TO REMAIN IN PLACE UNTIL THEIR REMOVAL HAS BEEN APPROVED BY THE HOWARD SOIL CONS. DISTRICT
5. SEMI-PERMANENT & PERMANENT SEEDINGS SHALL BE IN ACCORDANCE WITH SECTION 3.100 OF THE ABOVE SPECIFICATIONS & AS FOLLOWS:
   - SEEDBED PREPARATION
     1. APPLY 2000 #/AC OF GROUND AGRICULTURAL LIME
     2. APPLY 1000 #/AC OF 10-10-10 FERTILIZER
   - SEEDING
     1. LAWN AREAS - 70% KENTUCKY 31 TALL FESCUE, 20% " BLUEGRASS, 10% ANNUAL RYE GRASS } 60#/AC
     2. EMBANKMENT AREAS
        KENTUCKY 31 TALL FESCUE - 40#/AC
        CROWNVETCH, INOCULATED - 15#/AC
   - MULCH - MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 - 2 TONS/AC. ANCHOR WITH LIQUID ASPHALT OR MULCH ANCHORING TOOL.
6. STORM DRAINAGE MAY BE CONSTRUCTED, HOWEVER ALL INLETS ARE TO BE CAPPED & REMAIN INOPERATIVE UNTIL UPGRADE AREAS HAVE BEEN STABILIZED.



DETAIL DUMPED RIPRAP @ S-1, S-2 & S-3
NO SCALE

CERTIFICATION BY THE PROFESSIONAL ENGINEER
I CERTIFY THAT THE PLAN OF DEVELOPMENT & THE PLAN FOR CONTROL OF SILT & EROSION MEETS THE REQUIREMENTS, STANDARDS & SPECIFICATIONS OF THE HOWARD SOIL CONS DIST.

Gordon L. Berlinsky — 9-30-71
SIGNATURE — DATE

CERTIFICATION BY THE DEVELOPER
I CERTIFY THAT ALL DEVELOPMENT &/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT & PLAN OF SILT & SEDIMENT CONTROL

E.E. Goodwin — 11-17-71
SIGNATURE — DATE

THIS DEVELOPMEN PLAN IS APPROVED FOR SOIL EROSION & SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

REVIEWED: Howard W. Webb — 3-1-72
DIST. JURISDICTION — DATE

APPROVED: Robert W. Zirkin — 3-1-72
HOWARD SOIL CONS. DIST. — DATE

SEYBOLT, GORE, NEWQUIST & BERLINSKY
CIVIL ENGINEERS & LAND SURVEYORS
1111 BONIFANT STREET
SILVER SPRING, MD. 20910
Gordon L. Berlinsky 9-30-71
GORDON L. BERLINSKY - REG. #3460

OWNER
JEFFERS HILL DEVELOPMENT CO.
C/O ROUSE-WATES INC.
OAKLAND "C" BUILDING
COLUMBIA, MD. 21043

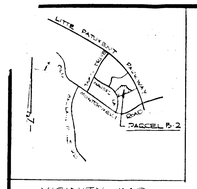
ISSUED

COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS
code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

SEDIMENT CONTROL PLAN
VILLAGE OF LONGREACH - JEFFERS HILL - 6TH ELECTION DIST.
PARCELS A & E & LOT B-2 · SECTION 1, AREA 2 PB 21 & 22 FOLIOS 21, 22 & 31
FINAL DEVELOPMENT PLAN PHASE 37, 39 & 28, 20 FOLIOS 27-31

1	2	3	4	5
				SHOWN

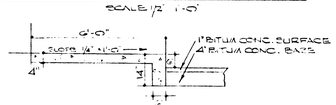
SC-3



VICINITY MAP
1" = 2000

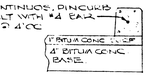
TYPICAL PARKING STALL
(NO SCALE)

TYPICAL SIDEWALK & PAVING SECTION
SCALE 1/2" = 1'-0"



NOTE: CURBING SHOWN BELOW TO BE USED EXCEPT AT MAIN ENTRANCES AND WHERE SIDEWALK IS ADJACENT TO PAVING.

6" x 6" CONCRETE CURB



LEGEND

EXISTING CONTOURS	400
FINISHED CONTOURS	400
TERRACE FLOOR ELEVATION	TER. 402.00
STEP RISER	2'-0"
STEP SIZE	6"
EROT ELEVATION	+28.1
CONCRETE WALK	
DIRECTION OF DRAINAGE	
DIVERSION DIKE (SEE DETAIL SC-3)	

NOTES
(1) BOUNDARY AND TOPOGRAPHY BY FENWICK, LAKE, NEWQUIST & BERLINSKY APRIL 1971
(2) ALL DISTURBED AREAS TO BE SODDED OR SEEDED TO PREVENT SOIL EROSION
(3) ALL DRAINAGE SWALES TO BE TAMPED, ROLLED AND SODDED
(4) ALL INTERIOR STREETS TO BE PRIVATE
(5) LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING
(6) THERE SHALL BE NO FENCES, WALLS OR SIGNS EXCEEDING 12" ±

NOTE: CAP ALL INLETS DURING CONSTRUCTION, SEE NOTE #6 ON DRAWING SC-3

DIVERSION DIKE
SEE DETAIL SC-3

CONNECT TO EX. 15" STM MAINTAINING GRADE & ALIGNMENT

CONNECT TO EX. 15" STM MAINTAINING GRADE & ALIGNMENT

FILLET RETURNS TO BE HOWARD CO. STD 7" COMB C & G. DWG D.40 PAGE 05

BUILD MANHOLE M-2 OVER END OF 4 CONNECT TO EX 15" STUB

PC 16+18.42
N 490 244.16
E 340 855.08

BASIN #6 - SEE SC-3
DA. = 3.0 Ac
VOL REQ'D = 200 cy
VOL PROVIDED = 220 cy

BASIN #5 - SEE SC-3
DA. = 3.0 Ac
VOL REQ'D = 200 cy
VOL PROVIDED = 230 cy

DIVERSION DIKE
SEE DETAIL SC-3

UNIT TABULATION

SQ FT PER UNIT	708	840	1200		
BLDG Nº	UNIT 1BR	UNIT 2BR	UNIT 3BR	Nº OF UNITS IN BLDG	GROSS AREA IN SQ FT
10	24	-	-	24	16922
11	-	24	12	36	36960
12	24	6	6	36	29832
13	-	18	6	24	24120
TOTALS	48	48	24	120	107834

SITE ANALYSIS

AREA OF SITE	8.052 AC. 350,766 SF	
UNIT COUNT		
ALLOWABLE	120	
PROVIDED	120	
COVERAGE		
ALLOWABLE	30%	105,230 SF
PROPOSED	(12%)	43,884 SF
PARKING		
REQUIRED (1.5 TO 1)	180	
PROVIDED	185	
ZONING	NEW TOWN	

Certification by the Professional Engineer
I certify that the plan of development & the plan for control of silt & erosion meets the requirements, standards & specifications of the Howard Soil Cons. Dist.
Gerben L. Berlinsky — 9-30-71
Signature — Date

Certification by the Developer
I certify that all development &/or construction will be done according to this plan of development & plan of silt & sediment control.
E.P. Brooks — 11-17-71
Signature — Date

This development plan is approved for soil erosion & sediment control by the Howard Soil Conservation District
Reviewed: [signature] Dist. Conservation — 3-1-72 Date
Approved: Robert W. Zieber, Howard Soil Cons. Dist. — 3-1-72 Date

FILE NUMBER			
PLAN IDENTIFICATION			
APPLICANTS NAME & ADDRESS	ROUSE-WATES INC. OAKLAND BUILDING COLUMBIA, MARYLAND		
TELEPHONE Nº			
PRELIMINARY DATA CHART		DATE	INITIAL
DATE OF ORIGINAL SUBMISSION			
RETURNS			
REVISIONS REC'D BY HCPC			
APPROVAL OF SITE PLAN			
BUILDING PERMIT APPLICATION REC'D			
BUILDING PERMIT APPLICATION RELEASED			
USE & OCCUPANCY APPLICATION REC'D			
USE & OCCUPANCY FIELD INSPECTION			
USE & OCCUPANCY PERMIT RELEASED			

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

APPROVED — HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE

CHIEF ENGINEER, DIVISION OF LAND DEVELOPMENT — DATE

APPROVED — FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS, HOWARD CO. DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE
CHIEF BUREAU OF HIGHWAYS — DATE

SEYBOLT, GORE, NEWQUIST & BERLINSKY
CIVIL ENGINEERS & LAND SURVEYORS
1111 BONIFANT STREET
SILVER SPRING, MD. 20910
Gerben L. Berlinsky — 11-30-71
Gerben L. Berlinsky Reg. No. 6465

OWNER
JEFFERS HILL DEVELOPMENT CO.
% ROUSE-WATES INC.
OAKLAND BUILDING
COLUMBIA, MARYLAND 21043

Issued

COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS
code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

TAX MAP 24 PARCEL NO 6

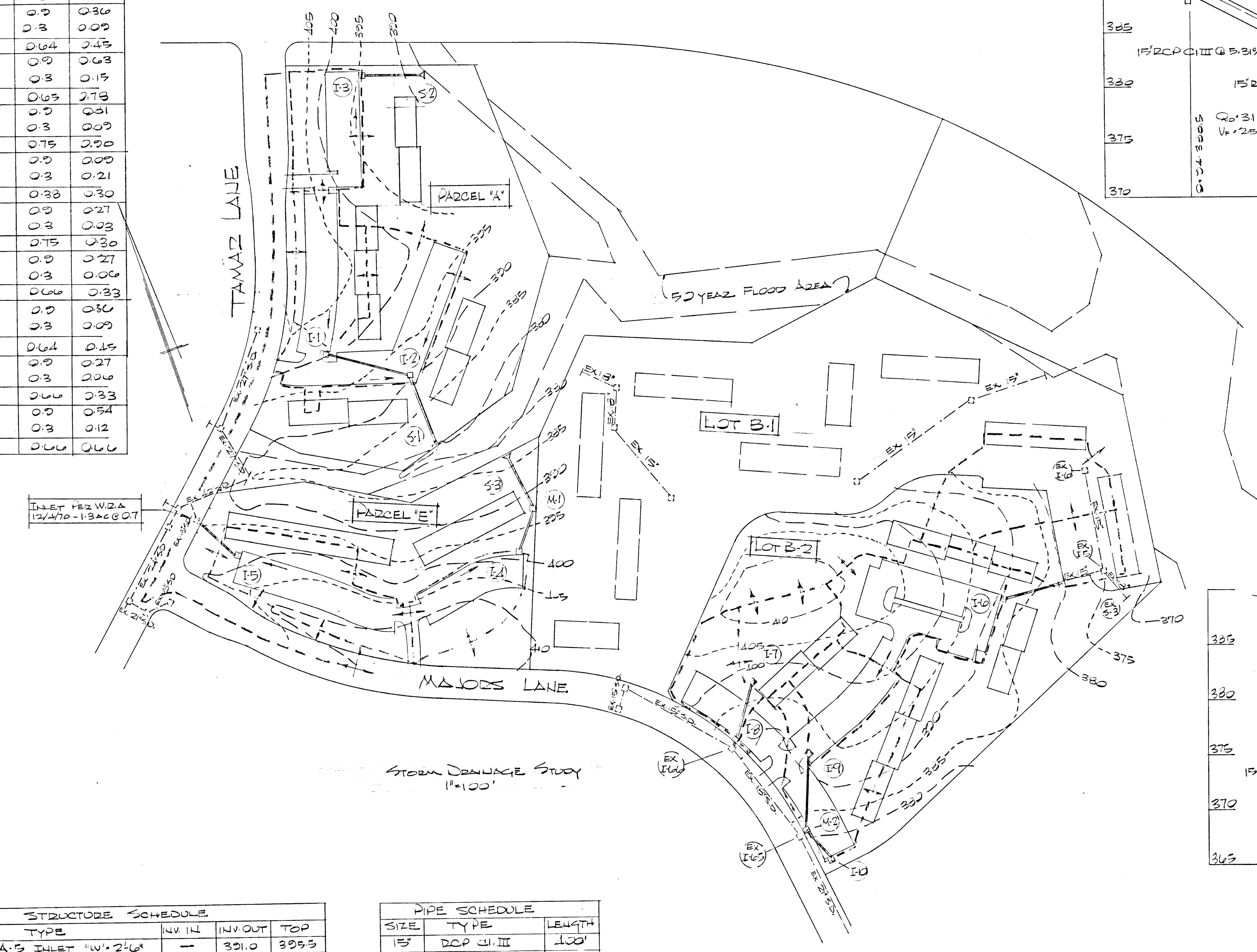
SEDIMENT CONTROL PLAN ONLY

VILLAGE OF LONG REACH - JEFFERS HILL - 9TH ELECTION DIST.
PARCEL B, LOT B-2, SECTION 1, AREA 2, PLAT BOOK 22, FOLIO 34, F.D.P. PHASE 39, P.B. 20, FOLIO 21-31, COLUMBIA, MD.

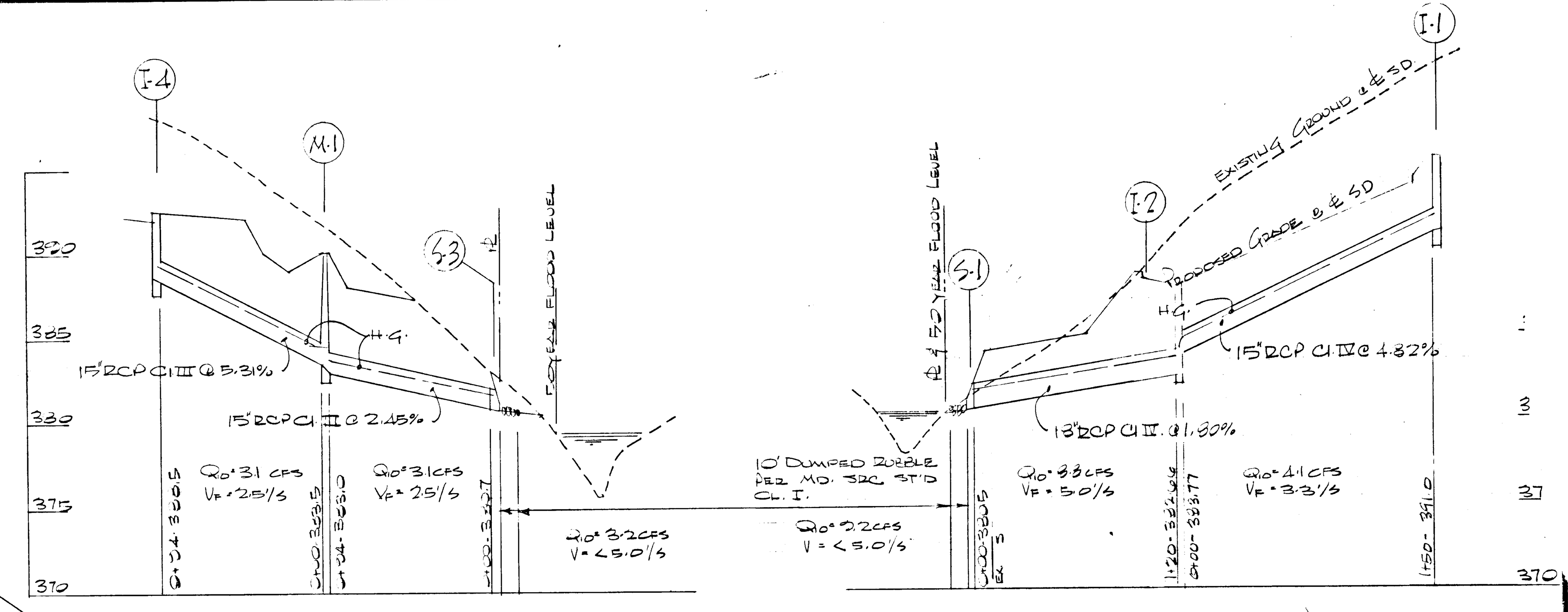
2 MT	7130 - II	1" = 50'	

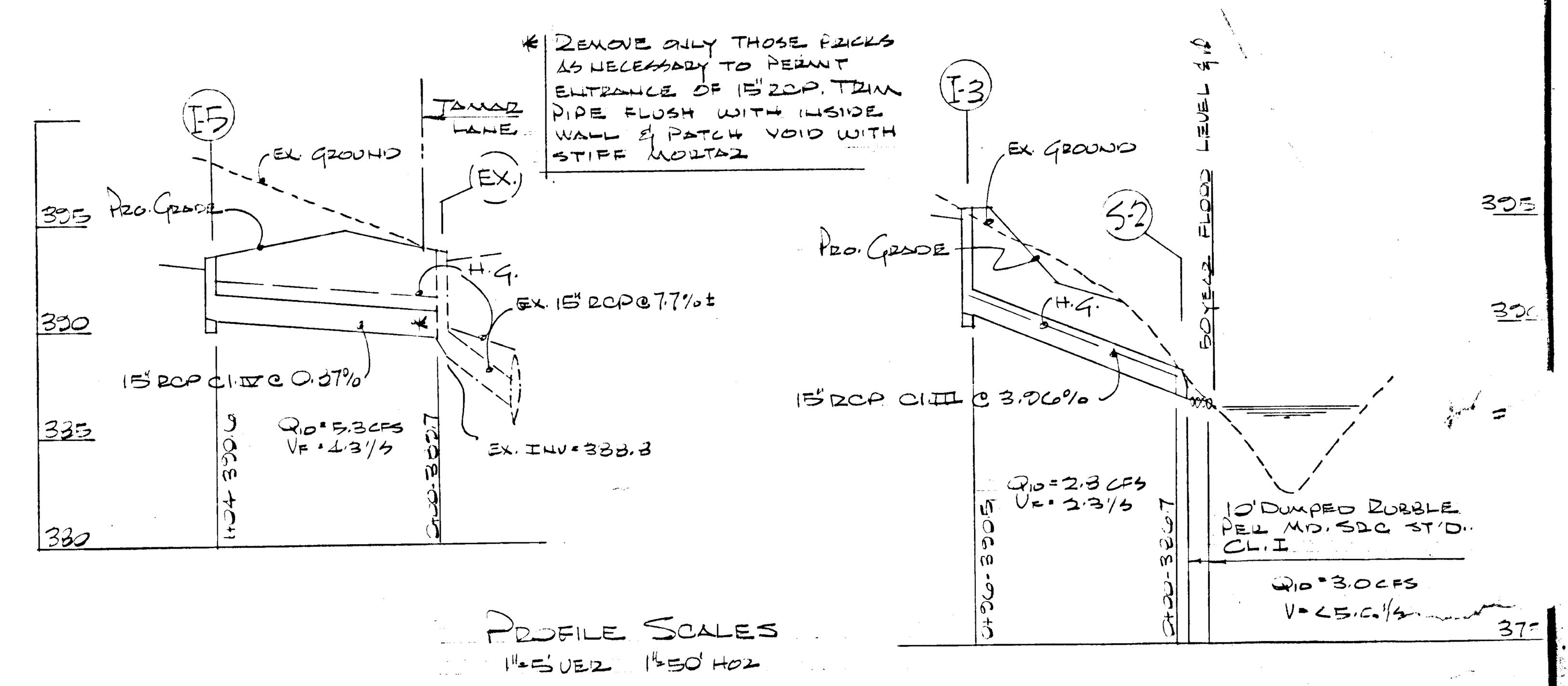
SC-2

"Area Analysis"			
No.	Area	R	AR
I-1	0.6	0.9	0.54
	0.2	0.3	0.06
Σ	0.8	0.75	0.60
I-2	0.7	0.9	0.63
	0.3	0.3	0.09
Σ	1.0	0.72	0.72
I-3	0.35	0.9	0.32
	0.35	0.3	0.10
Σ	0.70	0.60	0.42
I-4	0.4	0.9	0.36
	0.3	0.3	0.09
Σ	0.7	0.64	0.45
I-5	0.7	0.9	0.63
	0.5	0.3	0.15
Σ	1.2	0.65	0.78
I-6	0.9	0.9	0.81
	0.3	0.3	0.09
Σ	1.2	0.75	0.90
I-7	0.1	0.9	0.09
	0.7	0.3	0.21
Σ	0.8	0.38	0.30
I-8	0.3	0.9	0.27
	0.1	0.3	0.03
Σ	0.4	0.75	0.30
I-9	0.3	0.9	0.27
	0.2	0.3	0.06
Σ	0.5	0.66	0.33
I-10	0.4	0.9	0.36
	0.3	0.3	0.09
Σ	0.7	0.64	0.45
EX. I-5	0.3	0.9	0.27
	0.2	0.3	0.06
Σ	0.5	0.66	0.33
EX. I-6	0.6	0.9	0.54
	0.4	0.3	0.12
Σ	1.0	0.66	0.66

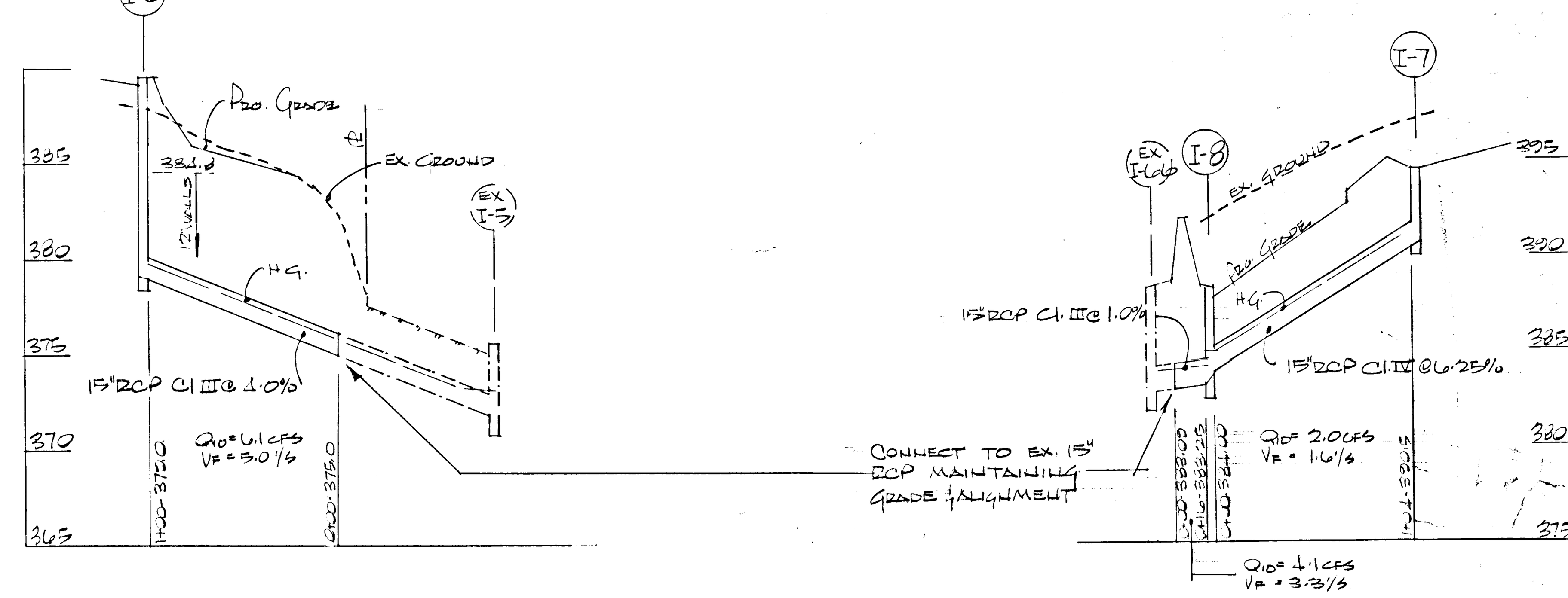


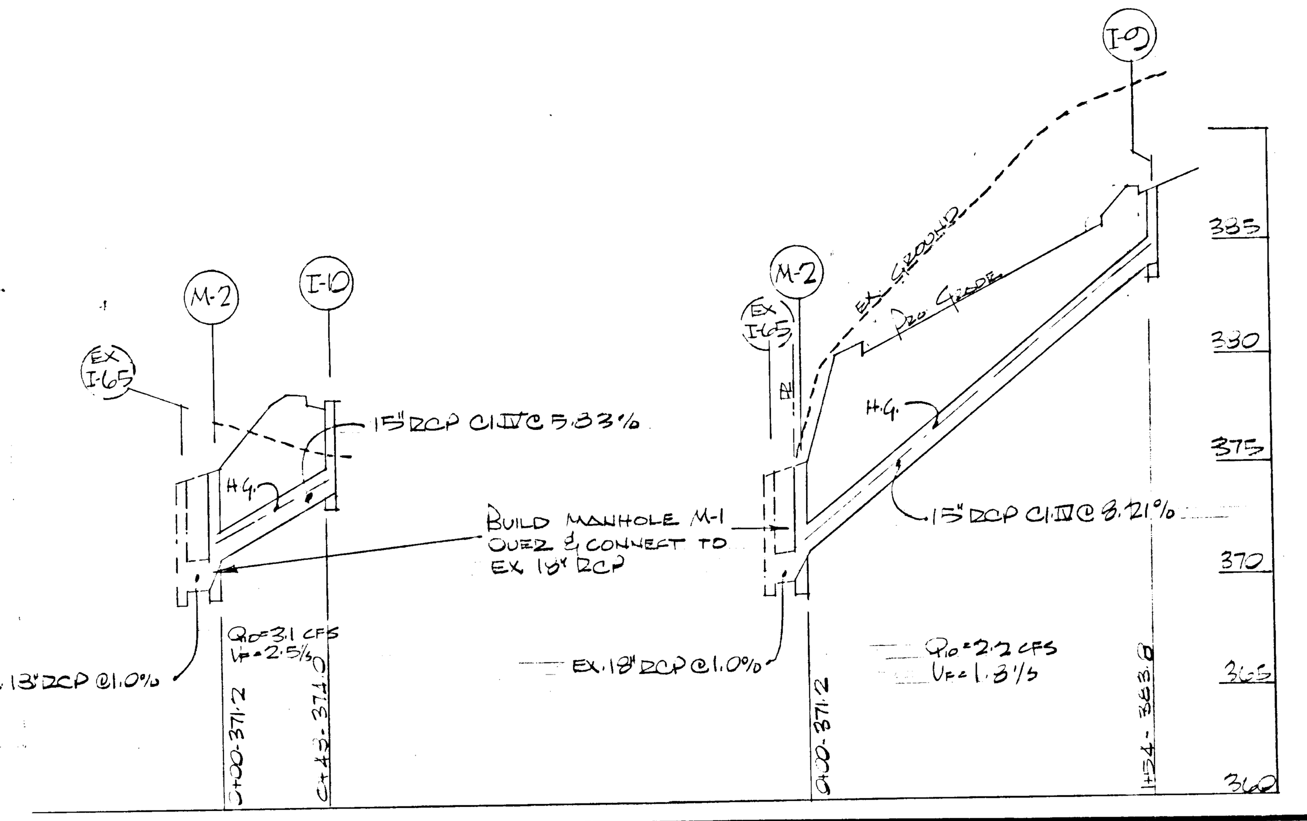
Storm Drainage Study
1"=100'





Profile Scales
1"=5' Vert 1"=50' Hor





Structure Schedule				
No.	Type	Inv. In	Inv. Out	Top
I-1	A-5 Inlet "W"=2'-6"	—	391.0	395.5
I-2	"E" w/Grate	383.77	382.66	388.0
I-3	B-10 Inlet "W"=2'-6"	—	390.5	395.5
I-4	" " "	—	388.5	392.5
I-5	" " "	—	390.6	393.5
I-6	" " "	—	379.0	380.8
I-7	"E" Inlet w/Grate	—	390.5	394.5
I-8	B-10 Inlet "W"=2'-6"	384.0	383.25	388.3
I-9	"E" Inlet w/Grate	—	383.8	387.5
I-10	B-10 Inlet "W"=2'-6"	—	374.0	378.3
M-1	A-48" Diam. Manhole	383.5	383.0	390.0
M-2	B-48" Square "	371.2	369.72	375.2
S-1*	Concrete End Section (15")	380.5	—	—
S-2*	" " " "	386.7	—	—
S-3*	" " " "	380.7	—	—

* MD. SRC. ST'D # 368.01

Pipe Schedule		
Size	Type	Length
15"	RCP Cl. III	400'
15"	" Cl. IV	560'
18"	" Cl. IV	120'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Feb. 23, 1972

Approved: For public water & public sewerage systems, Howard County Health Dept.
County Health Officer 3-20-72 Date

Approved: Howard County Office of Planning & Zoning
Director 3-27-72 Date
Chief Engineer, Div. of Land Dev. Date

Approved: For public water, public sewer & storm drainage systems & roads, Howard Co. Dept.
William A. ...
Chief, Bureau of Highways

Seybolt, Gore, Newquist & Berlinsky
Civil Engineers & Land Surveyors

Owner:
Jeffers Hill Dev. Co.
c/o Rouse-Wates, Inc.
Oakland "C" Building
Columbia, MD 21043

11/3/71 Revise Top I-6
Issued

COLLINS & KRONSTADT
LEAHY · HOGAN · COLLINS
code 301
587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

Tax Map 36
Parcel HO-6

Storm Drain Study, Profiles & Misc. Details
Village of Longreach · Jeffers Hill · 6th Election Dist.
Parcel A Section 1 Area 2 Plat Book 21 Folios 21 and 22
Final Development Plan Phase 50 PB 20 Folios 21 to 31 - Col., Md.

drawn	checked	job no	date	scale
G	G			Shown

VILLAGE OF LONG REACH
SECTION 1 AREA 1
SHEET 12 OF 23

VICINITY MAP
SCALE 1" = 2000'

PHASE I
PARCEL D
PHASE II

49,388 sq ft OR 1.1338 Acres

Stand of Hardwood Trees

Woods Line

N 55° 10' 32" E 120.09

N 40° 18' 18" E 166.86

N 72° 15' 19" E 262.49

N 54° 12' 00" E 308.06

N 46° 42' 34" E 100.00

Existing Sanitary Sewer Easement

6' FUTURE PATH BY OTHERS

WALK TO BE CONNECTED TO FUTURE WALK SYSTEM BY OTHERS

Bench Mark - a cut in sty inlet on west side of corner of Parcel

400 sf inlet basin at N.E.

TYPICAL PARKING STALL (NO SCALE)

PROFILE OF UNIT (NO SCALE)

PRIVATE DRIVE

TOTAL PARKING = 63

TOTAL PARKING = 72

TOTAL PARKING = 40

TOTAL PARKING = 241

SPIRAL CUT

RETAINING WALL

FUTURE BUILDING

FUTURE BUILDING (APTS)

PHASE II

PHASE III

ACCESS LINE

ACCESS EASEMENT

FUTURE ROAD

PUBLIC ROAD

TAMAR DRIVE

Ex. 72" RCP

Ex. 24" RCP

Ex. 18" RCP

Ex. 8" Stormdrain Paving

PROJ. AT S.E.

(NO SCALE)

ESTIMATED TRAFFIC DATA
TAMAR DRIVE
AVERAGE DAILY = 6000 CARS
PEAK HOUR = (10% ADT) = 600 CARS
160 UNITS
AVERAGE DAILY TRIPS/DU = 1350 CARS
PEAK HOUR (0.6/DU) = 96 CARS

REMOVE EXIST. CURB

FILL ET RETURN ETC TO BE HOWARD CO STD T-7 COMBO CURB G - MIN 28' RADIUS PER DWG D.10 PAGE D5 H.C. ROAD CONSTRUCTION CODE

PAVING SECTION TO PROPERTY LINE TO BE SAME AS TAMAR DRIVE

SECTION A-A ENTRANCE DRIVE
(NO SCALE)

TYPICAL SECTION — PARKING LOT
(NO SCALE)

TYPICAL SIDEWALK CURB AND PAVING SECTION
(NO SCALE)

HOWARD CO STD BARRIER CURB FOR RETAILS TYP. DWG D-13 PAGE C8 H.C. ROAD CONST CODE.

1" BITUM CONC SURFACE IN ACCORDANCE WITH DWG D-13 PAGE C8 H.C. ROAD CONST CODE.

4" BITUM CONC BASE IN ACCORDANCE WITH DWG D-13 PAGE C8 H.C. ROAD CONST CODE.

½" PREFORMED BITUM. EXPANSION JOINT FILLER

NOTE
BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30-3 AS PROVIDED IN H.C. ROAD CONST CODE & STD SPECS.
TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31-4 OF H.C. ROAD CONST. CODE & STD SPECS

UNIT TABULATION

BLDG NO	UNIT TYPE 1BR	2BR	3BR	NO OF UNITS	GROSS AREA IN SQ. FEET
1	21	21		42	36,015
2			4	4	5200
3	12	12		24	20,580
4			6	6	7950
5			4	4	5200
6		28		28	24,276
7			4	4	5800
8	12	12		24	20,580
9			4	4	5300
10			6	6	7950
11			6	6	7950
12			9	9	10,600
TOTALS	45	73	42	160	150,051

778 sf per EFF
837 sf per 1BR
1325 sf per 2BR

NO BASEMENTS

SITE ANALYSIS

TOTAL AREA OF SITE: 10.222 AC
SECTION 1: 11.0316 AC 480,766 SF
SECTION 11: 517,659 SF 451,450 SF

UNIT COUNT		
ALLOWABLE	160	
PROVIDED	160	
COVERAGE		
ALLOWABLE	(20%)	144,417 sf
PROVIDED	(18.9%)	91,020 sf
PARKING		
REQUIRED (1½:1 RATIO)	240	
PROVIDED	241	
ZONING	NEWTOWN (APTS)	

LEGEND
EXISTING CONTOURS —
FINISHED CONTOURS —
FIRST FLOOR ELEV. FF
TERRACE FLOOR ELEV. TER
SPOT ELEVATION +205
DIRECTION OF DRAINAGE →
CONCRETE WALK
RETAINING WALLS

NOTES
(1) ALL DISTURBED AREAS TO BE SODDED OR SEEDED TO PREVENT SOIL EROSION
(2) ALL DRAINAGE SWALES TO BE TAMPED ROLLED AND SCOOPED
(3) ALL INTERIOR STREETS TO BE PRIVATE
(4) LAUNDRY FACILITIES TO BE LOCATED IN EACH BUILDING
(5) SEE SHEET 2 FOR RETAINING WALLS

APPROVED
PLANNING BOARD OF HOWARD COUNTY, MD
DATE 6/28/72
Thomas L. Hutt

FILE NUMBER
PLAN IDENTIFICATION
APPLICANTS NAME: NATIONAL CORPORATION FOR HOUSING PARTNERSHIPS
ADDRESS: 1133 FIFTEENTH ST NW WASH DC 20005
TELEPHONE NO: (202) 466-8465

PROGRESS DATA CHART

DATE OF ORIGINAL SUBMISSION	DATE	INITIAL
RETURNS		
REVISIONS REC'D BY H.C.P.C.		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION REC'D		
BUILDING PERMIT APPLICATION RELS'D		
USE & OCCUPANCY APPLICATION REC'D		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RELEASED		

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER — DATE 9-27-72

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR OF PLANNING — DATE 9-7-72

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER AND STORM DRAINAGE SYSTEMS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 8/15/72

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — DATE 8/16/72

LEWIS E. COOKE, LAWRENCE E. KRONSTADT AND SEARLE LEAHY
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1111 SPRING STREET
SILVER SPRING, MARYLAND 20910
588-1111

NO	REVISED TO SHOW	DATE
1		10/72
2		11/72
3		12/72
4		1/73
5		2/73

ISSUED

COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS
code 301 587-8642
architects · planners · engineers
1111 spring street · silver spring, maryland

TAX MAP
PARCEL

SITE GRADING & STORM DRAIN PLAN PHASE II
VILLAGE OF LONG REACH - 6TH ELECTION DISTRICT
PARCEL 'D' SECTION 1 AREA 1 PLAT BOOK 18 FOLIO 60
FINAL DEVELOPMENT PLAN: PHASE 'T' FB 19 FOLIOS 20 TO 72 COLUMBIA MD

DRAWN	CHECKED	DATE	SCALE
DJT		7/6/72	1" = 50'

TYPICAL SECTION - DRIVEWAY ENTRANCES

TYPICAL SECTION - PARKING LOT (NO SCALE)

FILLET RETURNS TO BE HOWARD CO STD 7' COMB CURB DWG D.40 PAGE C5

PAVING SECTION TO PROPERTY LINE TO BE SAME AS TAMAR DR.

FILLET RETURNS TO BE HOWARD CO STD COMB. CURB DWG D.40 PAGE C5

TAMAR DRIVE

(PUBLIC ROAD)

LITTLE PATUXENT PKWY.

PARCEL 'A'

PARCEL 'E'

OPEN SPACE - LOT 11 PLAT BOOK 21

OPEN SPACE PLAT BOOK 21 LOT 7 FOLIO 21

50' EASEMENT FOR SEWER & WATER

50' SEWER & WATER EASEMENT

100 YEAR FLOOD PLAIN

NO PARKING TURNAROUND

PRIVATE 54 CARS

PRIVATE 30 CARS

PRIVATE 57 CARS

PRIVATE 35 CARS

10 CARS P.I.P.

TC=385.00

TC=389.00

TC=393.00

TC=401.00

TC=403.00

TC=407.33

TC=389.17

TC=391.50

TC=395.00

TC=397.00

TC=399.00

TC=404.00

TYPE 'A' 12 UNITS

TYPE 'B' 12 UNITS

TYPE 'C' 12 UNITS

TYPE 'D' 12 UNITS

TYPE 'E' 12 UNITS

TYPE 'F' 12 UNITS

NO PARKING RESERVED RETURN AHEAD

WALK WILL BE CONNECTED TO FUTURE WALK CONSTRUCTED BY OTHERS.

FILLET RETURNS TO BE HOWARD CO STD 7' COMB CURB DWG D.40 PAGE C5

SEWER EASEMENT

SWM

LEGEND

EXISTING CONTOURS ——405——

FINISHED CONTOURS ——400——

NOTES

(1) BOUNDARY & TOPOGRAPHY BY SEYBOLT, CORE NEWQUIST & BERLINSKY, APRIL 1971

(2) ALL DISTURBED AREAS TO BE SODDED OR SEEDED TO PREVENT SOIL EROSION

(3) ALL DRAINAGE SWALES TO BE TAMPED ROLLED AND SODDED

(4) ALL INTERIOR STREETS TO BE PRIVATE

(5) LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING.

PARCEL 'E' UNIT TABULATION

SQ. FT. PER UNIT	708	840	1200		
BLDG Nº	UNIT TYPE 1BR	UNIT TYPE 2BR	UNIT TYPE 3BR	Nº OF UNITS	GROSS AREA IN SQ. FEET
14		12	12	24	28,680
15	12	12	12	36	34,176
TOTALS	12	24	24	60	59,856

* NO BASEMENTS

PARCEL 'A' UNIT TABULATION

SQ. FT. PER UNIT	708	840	1200		
BLDG Nº	UNIT TYPE 1BR	UNIT TYPE 2BR	UNIT TYPE 3BR	Nº OF UNITS	GROSS AREA IN SQ. FEET
16	-	12	12	24	28,680
17	-	24	-	24	22,560
18	36	-	-	36	25,488
19	-	24	-	24	22,560
TOTALS	36	60	12	108	99,288

* NO BASEMENTS

SITE ANALYSIS

AREA OF SITE	PARCEL 'A' 870,517 ±	PARCEL 'E' 135,525 ±
UNIT COUNT		
ALLOWABLE	120	80
PROVIDED	108	60
COVERAGE		
ALLOWABLE	(30%) 261,155 ±	(30%) 55,658 ±
PROVIDED	(12.6%) 98,148 ±	(12.6%) 23,688 ±
PARKING		
REQUIRED (1.2:1 RATIO)	162	90
PROVIDED	162	90
ZONING	NEW TOWN (MXD-3)	NEW TOWN (MXD-3)

VICINITY MAP
1" = 2000'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2/23/72

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 3-20-72

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR — DATE 3-27-72
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 3-22-72

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS & HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 3/17/72
CHIEF, BUREAU OF ENGINEERING — DATE 3/9/72

TYPICAL PARKING STALL (NO SCALE)

TYPICAL SIDEWALK, CURB AND PAVING SECTION
SCALE 1/2" = 1'-0"

HOWARD CO STD BARRIER CURB FOR DETAILS SEE DWG D.40 PAGE C5

1" BITUM CONC SURFACE

4" BITUM CONC BASE

IN ACCORDANCE WITH DWG C-13 P 48 ROAD CONST CODE

½" PREFORMED BITUMINOUS EXPANSION JOINT FILLER

PROFILE OF UNIT (NO SCALE)

FILE NUMBER	
PLAN IDENTIFICATION	
APPLICANTS NAME & ADDRESS	ROUSE-WATES INC. OAKLAND BUILDING COLUMBIA, MARYLAND
TELEPHONE Nº	

PROGRESS DATA CHART	DATE	INITIAL
DATE OF ORIGINAL SUBMISSION		
RETURNS		
REVISIONS RECD BY HC PC		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION RECD		
BUILDING PERMIT APPLICATION RELSD		
USE & OCCUPANCY APPLICATION REC'D		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RELEASED		

SEYBOLT, CORE, NEWQUIST & BERLINSKY
CIVIL ENGINEERS & LAND SURVEYORS
1111 EDMARI STREET
SILVER SPRING, MD. 20910

OWNER
JEFFERS HILL DEVELOPMENT CO.
% ROUSE-WATES INC.
OAKLAND BUILDING
COLUMBIA, MARYLAND 21043

3/27/72 ADDED 3/22/72 ADDED 2/23/72 REVISED GRADING LOTS 1 & 2 2/9/72 REVISED GRADING LOTS 1 & 2 1/28/72 LOCATION MAP ADDED 1/24/72 REVISED PER COMMENTS

COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS code 301 587-8642

architects · planners · engineers

1111 spring street silver spring, maryland

TAX MAP 30 PARCELS 6 & 7

SITE GRADING & STORM DRAIN PLAN

VILLAGE OF LONG REACH - JEFFERS HILL - 6TH ELECTION DIST.
PARCEL 'A' & PARCEL 'E' SECTION 1 AREA 2 PLAT BOOK 21 FOLIOS 21 & 22
FINAL DEVELOPMENT PLAN PHASE 80 PB 20 FOLIOS 21 & 25 COLUMBIA MD

DRAWN	DESIGNED	TRACED	DATE	SCALE
JMT		7130-11		1" = 20'

SHEET 17

LEGEND

EXISTING CONTOURS	405
FINISHED CONTOURS	410
TERRACE FLOOR ELEVATION	TER. 402.00
STEP RISER	3'-0"
STEP SIZE	0"
SPOT ELEVATION	+283
CONCRETE WALK	
DIRECTION OF DRAINAGE	

NOTES

(1) BOUNDARY AND TOPOGRAPHY BY SEYBOLT, GORE, NEWQUIST & BERLINSKY APRIL 1971
(2) ALL DISTURBED AREAS TO BE SODDED OR SEEDED TO PREVENT SOIL EROSION
(3) ALL DRAINAGE SWALES TO BE TAMPED ROLLED AND SODDED
(4) ALL INTERIOR STREETS TO BE PRIVATE
(5) LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING

TYPICAL PARKING STALL
(NO SCALE)

TYPICAL SIDEWALK, CURB & PAVING SECTION
SCALE 1/2" : 1'-0"

TYPICAL SECTION @ DRIVEWAY ENTRANCE

PARCEL B-1
VILLAGE OF LONG REACH
SECTION 1 AREA 2
PB 23 FOLIO 24

CONNECT TO EX. 15" STUB MAINTAINING GRADE & ALIGNMENT

FILLET RETURNS TO BE HOWARD CO STD CONB C+G DWG D40 PAGE 35 PAVING SECTION TO PROPERTY LINE TO BE SAME AS MAJORS LA.

BUILD MANHOLE M-2 OVER END OF 4" CONNECT TO EX 15" STUB

PC 1611.42
N 499244.16
E 845805.98

CONNECT TO EX 15" MAINTAINING GRADE & ALIGNMENT

PROFILE OF UNIT
(NO SCALE)

UNIT TABULATION

SQ. FT PER UNIT	708	540	1200		
BLDG	UNIT TYPE			NO OF UNITS	GROSS AREA IN SQ. FT
NO	1BR	2BR	3BR		
10	24	-	-	24	16,922
11	—	24	12	36	36,960
12	24	6	6	36	29,232
13	—	18	6	24	24,120
TOTALS	48	48	24	120	107,834

SITE ANALYSIS

AREA OF SITE	8.052 AC.	350,766 ☐'
UNIT COUNT		
ALLOWABLE	120	
PROVIDED	120	
COVERAGE		
ALLOWABLE	30%	105,230 ☐'
PROVIDED	(12%)	43,884 ☐'
PARKING		
REQUIRED	(1.5 TO 1)	180
PROVIDED		185
ZONING	NEW TOWN (APTS)	

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT 3.20.72
COUNTY HEALTH OFFICER — DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING 3-23-72
DIRECTOR — DATE

APPROVED DEPARTMENT OF PUBLIC WORKS 3-22-72
CHIEF, BUREAU OF DIVISION OF LAND DEVELOPMENT — DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS & ROADS HOWARD CO. DEPARTMENT OF PUBLIC WORKS. 3/17/72
CHIEF, BUREAU OF ENGINEERING — DATE

FILE NUMBER	
PLAN IDENTIFICATION	
APPLICANTS NAME & ADDRESS	ROUSE-WATES INC. OAKLAND BUILDING COLUMBIA, MARYLAND
TELEPHONE Nº	

PROGRESS DATA CHART	DATE	INITIALS
DATE OF ORIGINAL SUBMISSION		
RETURNED		
REVISIONS REQ'D BY H.C.P.C.		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION REC'D		
BUILDING PERMIT APPLICATION RELEASED		
USE & OCCUPANCY APPLICATION REC'D		
USE & OCCUPANCY FIELD INSPECTION		
USE & OCCUPANCY PERMIT RELEASED		

SEYBOLT, GORE, NEWQUIST & BERLINSKY
CIVIL ENGINEERS & LAND SURVEYORS
1111 BONIFANT STREET
SILVER SPRING, MD. 20910
3-29-72
CLIFTON L. BERLINSKY REG. NO. 5160

OWNER
JEFFERS HILL DEVELOPMENT CO.
% ROUSE-WATES INC.
OAKLAND 'C' BUILDING
COLUMBIA, MARYLAND 21043

2/10/72 GRADING REVISED
1/21/72 ADDED 12 UNITS TO BLDG 13
1/21/72 REVISED ACCESS AT BLDG 10

COLLINS & KRONSTADT LEAHY · HOGAN · COLLINS
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TAX MAP 24 PARCEL NO 6

SITE GRADING & STORM DRAIN. PLAN
VILLAGE OF LONG REACH - JEFFERS HILL - 6TH ELECTION DIST.
PARCEL B, LOT B-2 SECTION 1 AREA 2 PLAT 800 & 22 FOLIO 34
FINAL DEVELOPMENT PLAN PHASE 30 PB 30 FOLIOS 21-31 COLUMBIA, MD

DWT	7130-II	1"=20'

SDP 72-3