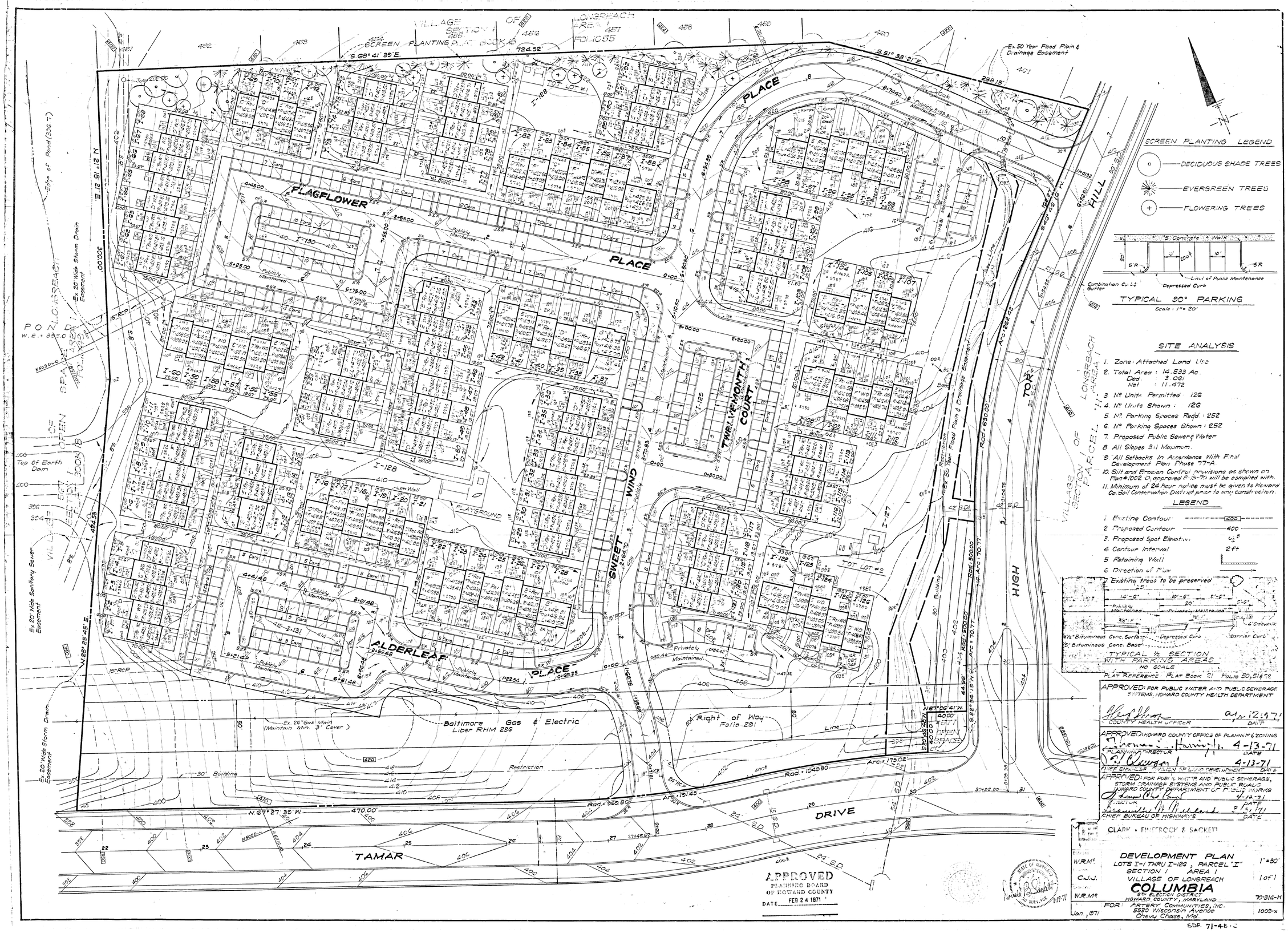
SCREEN PLANTING LEGEND
DECIDUOUS SHADE TREES
EVERGREEN TREES
FLOWERING TREES
5' Concrete Walk
Limit of Public Maintenance
Combination Curb & Gutter
Depressed Curb
TYPICAL 30° PARKING
Scale: 1"= 20'
SITE ANALYSIS
1. Zone: Attached Land Use
2. Total Area: 14.533 Ac.
Ded : 3.061
Net : 11.472
3. Nº Units Permitted 126
4. Nº Units Shown : 126
5. Nº Parking Spaces Reqd : 252
6. Nº Parking Spaces Shown : 252
7. Proposed Public Sewer & Water
8. All Slopes 3:1 Maximum.
9. All Setbacks In Accordance With Final Development Plan Phase "7"-A
10. Silt and Erosion Control provisions as shown on Plan #1002 D, approved 8-18-71 will be complied with.
11. Minimum of 24 hour notice must be given to Howard Co. Soil Conservation District prior to any construction.
LEGEND
1. Existing Contour
2. Proposed Contour
3. Proposed Spot Elevation
4. Contour Interval 2 ft
5. Retaining Wall
6. Direction of Flow
Existing trees to be preserved
TYPICAL ½ SECTION WITH PARKING AREAS
NO SCALE
PLAT REFERENCE PLAT BOOK 21 FOLIO 50,516 & 79
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER DATE 9-13-71
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR DATE 4-13-71
CHIEF ENGINEER DIVISION OF LAND DEVELOPMENT DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE 4-12-71
CHIEF BUREAU OF HIGHWAYS DATE 3-24-71
CLARK • PFEFFROCK & SACKETT
DEVELOPMENT PLAN
LOTS I-1 THRU I-126 ; PARCEL "I"
SECTION 1 AREA 1
VILLAGE OF LONGREACH
COLUMBIA
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOR: ARTERY COMMUNITIES, INC.
5530 WISCONSIN AVENUE
CHEVY CHASE, MD.
W.R.M's
C.J.J.
W.R.M's
Jan., 1971
1"=80'
1 of 1
70-314-H
1008-x
APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE FEB 24 1971
SDP. 71-48-C
FLAGFLOWER PLACE
TWELVEMONTH COURT
SWEET WIND PLACE
ALDERLEAF PLACE
TAMAR DRIVE
HIGH HILL
PLAYGROUND
Ex. 50 Year Flood Plain & Drainage Easement
Ex. 20' Wide Storm Drain Easement
Ex. 20' Wide Sanitary Sewer Easement
Baltimore Gas & Electric Liber RHM 286
Right of Way Folio 291
Ex. 26" Gas Main (Maintain Min. 3' Cover)
Top Of Earth Dam
POND
SCREEN PLANTING
VILLAGE OF LONGREACH SECTION 1 AREA 1
VILLAGE OF LONGREACH PARCEL "I" AREA 1
Restriction
30' Building
Line
Publicly Maintained
Privately Maintained
Low Wall
Retaining Wall
Existing Contour
Proposed Contour
Proposed Spot Elevation
Contour Interval
Retaining Wall
Direction of Flow
Existing trees to be preserved
Publicly Maintained Driveway
Depressed Curb
Barrier Curb
Sidewalk
1½" Bituminous Conc. Surface
5" Bituminous Conc. Base
Combination Curb & Gutter
Limit of Public Maintenance
5' Concrete Walk
SCREEN PLANTING
PLAYGROUND
TOT LOT
TOT LOT #2
724.52'
S 68° 41' 39" E.
S 51° 38' 21" E.
N 21° 18' 12" E. 1000.35'
N 28° 25' 45" E.
N 67° 06' 41" W.
S 22° 54' 19" W.
N. 61° 27' 30" W. 470.00'
Rad. = 1049.80'
Arc = 175.02'
Rad. = 950.80'
Arc = 191.45'
Rad. = 630.00'
Arc = 262.42'
Rad. = 500.00'
Arc = 70.77'
258.15'
441.55'
424.55'
I-1 thru I-126