

# TRE OVER LANDSCAPE PLAN

LONG REACH, COLUMBIA, MARYLAND

JEFFERS HILL DEVELOPMENT CO., ROUSE-WATES INC.

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11	STORM DRAIN STUDY, PROFILES, AND MISC. DETAILS
12	ENTRANCED GATE DETAILS

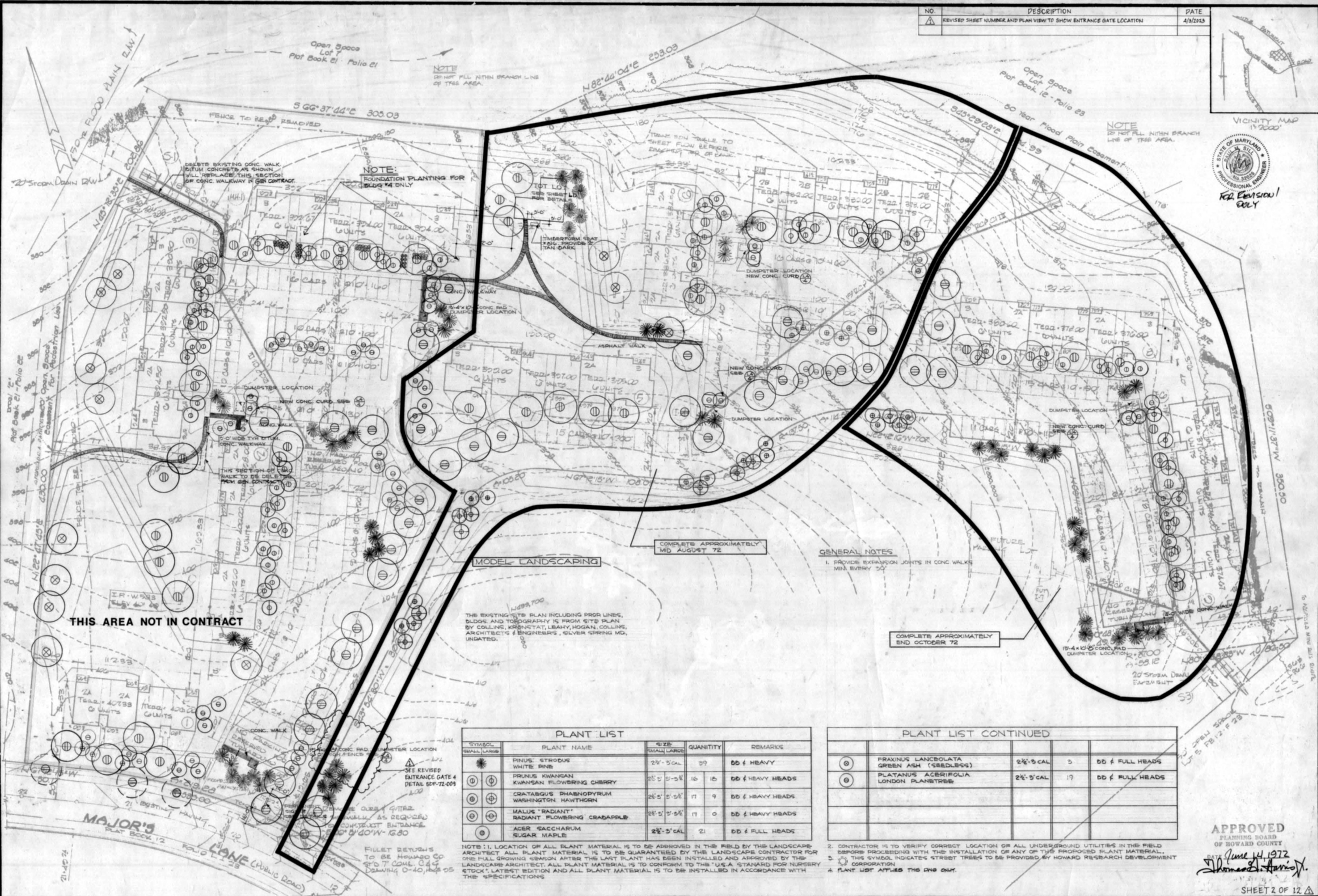
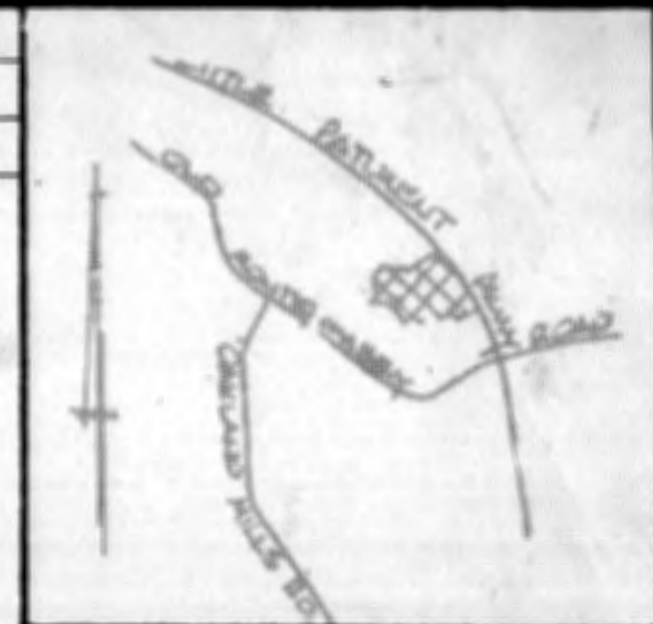


*For Revision 1 only*

NO.	DESCRIPTION	DATE
1	REVISED SHEET NUMBER, ADDED SHEET INDEX	4/12/2023



NO.	DESCRIPTION	DATE
1	REVISED SHEET NUMBER AND PLAN VIEW TO SHOW ENTRANCE GATE LOCATION	4/3/72



NOTE:  
DO NOT FILL WITHIN BRANCH LINE OF TREE AREA.

NOTE:  
DO NOT FILL WITHIN BRANCH LINE OF TREE AREA.

NOTE:  
FOUNDATION PLANTING FOR BLDG #4 ONLY

DELETE EXISTING CONC. WALK  
SETUM CONCRETE AS SHOWN  
WILL REPLACE THIS SECTION  
OF CONC. WALKWAY IN GEN CONTRACT.

TRUNK NOW DOUBLE TO  
SHEET FLOOR ELEVATION  
DIMENSION TO OF FLOOR

TOT. LOT  
CONC. SHEET L.D.  
FOR DETAIL

TIMBERFORM BRAY  
10' x 10' x 10' x 10'

DUMPSTER LOCATION  
NEW CONC. CURB

DUMPSTER LOCATION  
NEW CONC. CURB

NEW CONC. CURB  
NEW CONC. CURB

DUMPSTER LOCATION  
NEW CONC. CURB

COMPLETE APPROXIMATELY  
MID AUGUST 72

GENERAL NOTES  
1. PROVIDE EXPANSION JOINTS IN CONC. WALK  
MIN. EVERY 30'

COMPLETE APPROXIMATELY  
END OCTOBER 72

THIS AREA NOT IN CONTRACT

MODEL LANDSCAPING

THE EXISTING SITE PLAN INCLUDING PROFILES,  
BLDG. AND TOPOGRAPHY IS FROM SITE PLAN  
BY COLLINS, KROHN, AT, LEAHY, HOGAN, COLLINS,  
ARCHITECTS & ENGINEERS, SILVER SPRING, MD.,  
UNDATED.

PLANT LIST

SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
(Symbol)	PINUS STROBUS WHITE PINE	2 1/2" - 5' CAL	39	DD & HEAVY
(Symbol)	PINUS KANSAS KANSAS FLOWERING CHERRY	2 1/2" - 5' CAL	16	DD & HEAVY HEADS
(Symbol)	CRATAGUS PHAENOPYRUM WASHINGTON HAWTHORN	2 1/2" - 5' CAL	17	DD & HEAVY HEADS
(Symbol)	MALUS 'RADIANT' RADIANT FLOWERING CRABAPPLE	2 1/2" - 5' CAL	17	DD & HEAVY HEADS
(Symbol)	ACER SACCHARUM SUGAR MAPLE	2 1/2" - 5' CAL	21	DD & FULL HEADS

PLANT LIST CONTINUED

(Symbol)	FRAXINUS LANCOLATA GREEN ASH (SEEDLESS)	2 1/2" - 5' CAL	3	DD & FULL HEADS
(Symbol)	PLATANUS ACERIFOLIA LONDON PLANETREE	2 1/2" - 5' CAL	19	DD & 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. STANDARD FOR NURSERY STOCK', LATEST EDITION AND ALL PLANT MATERIAL IS TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.

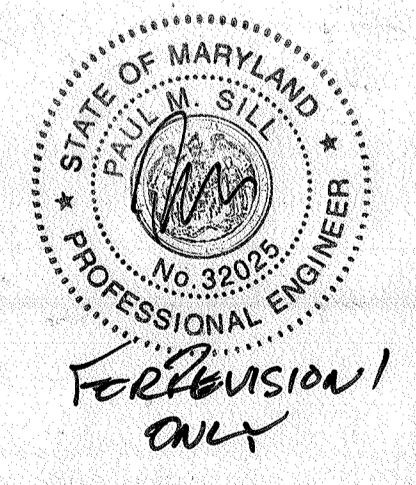
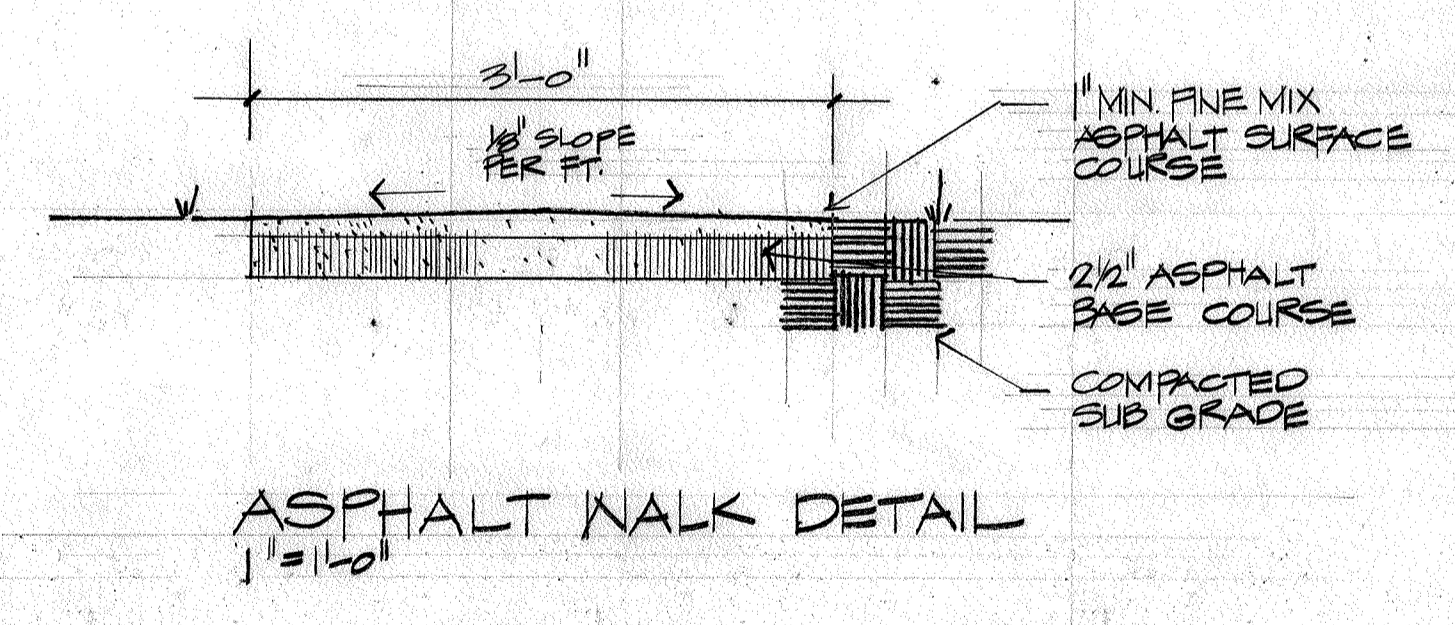
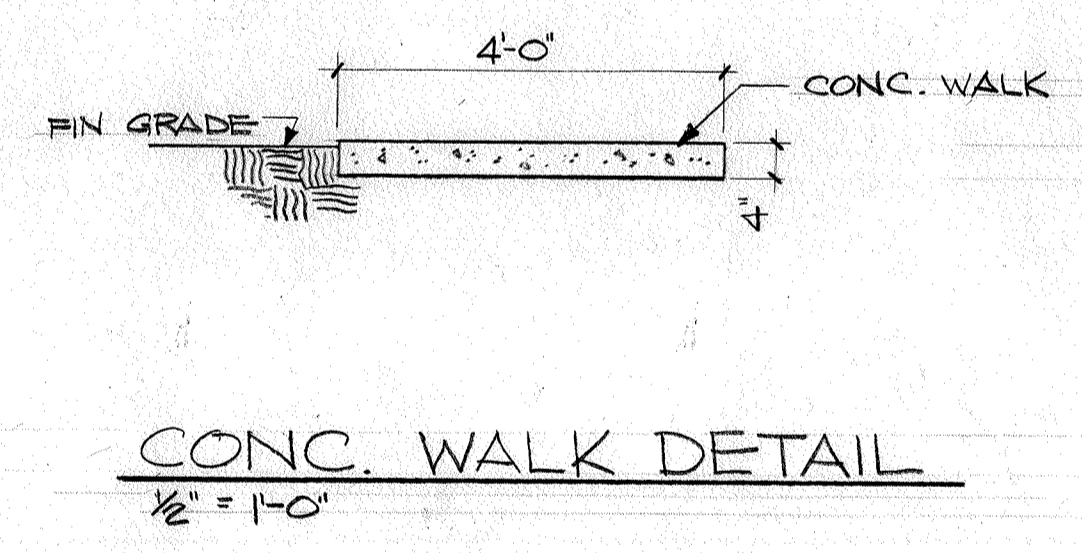
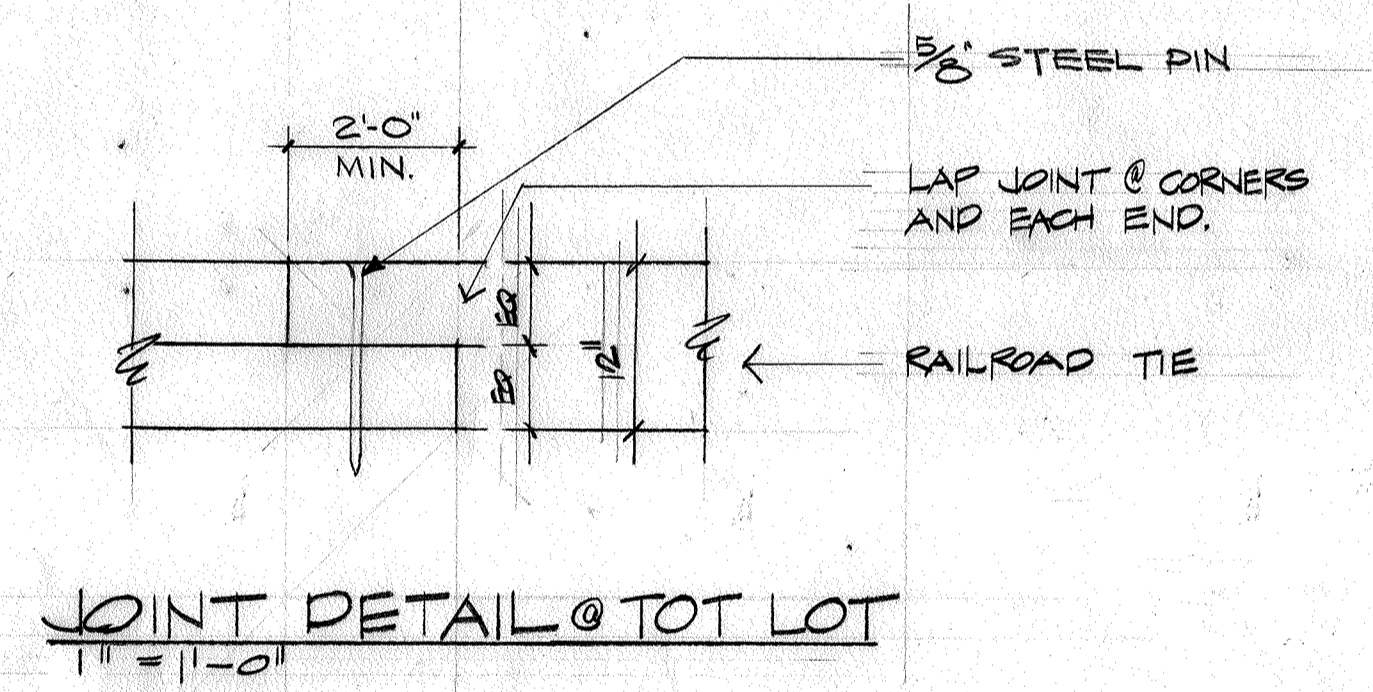
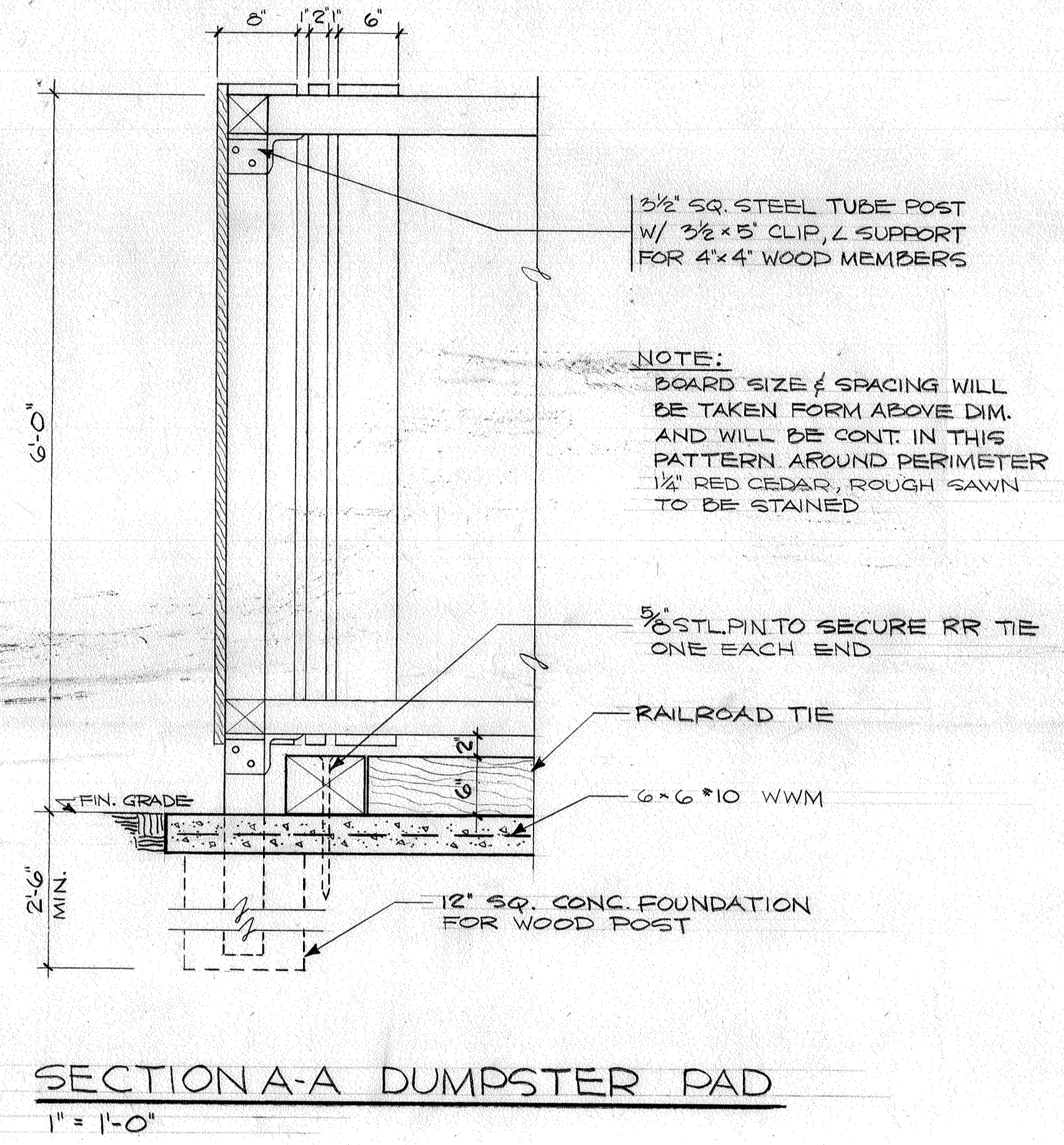
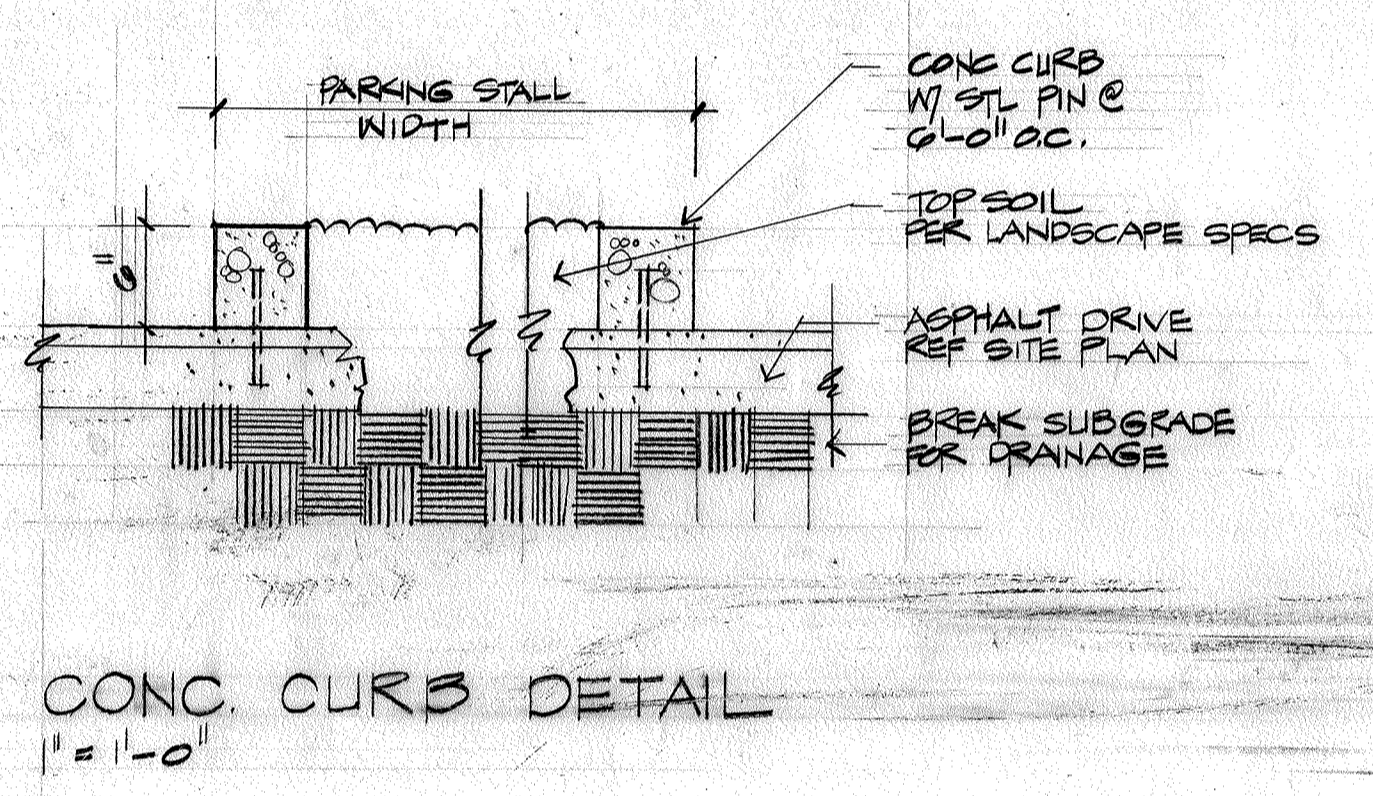
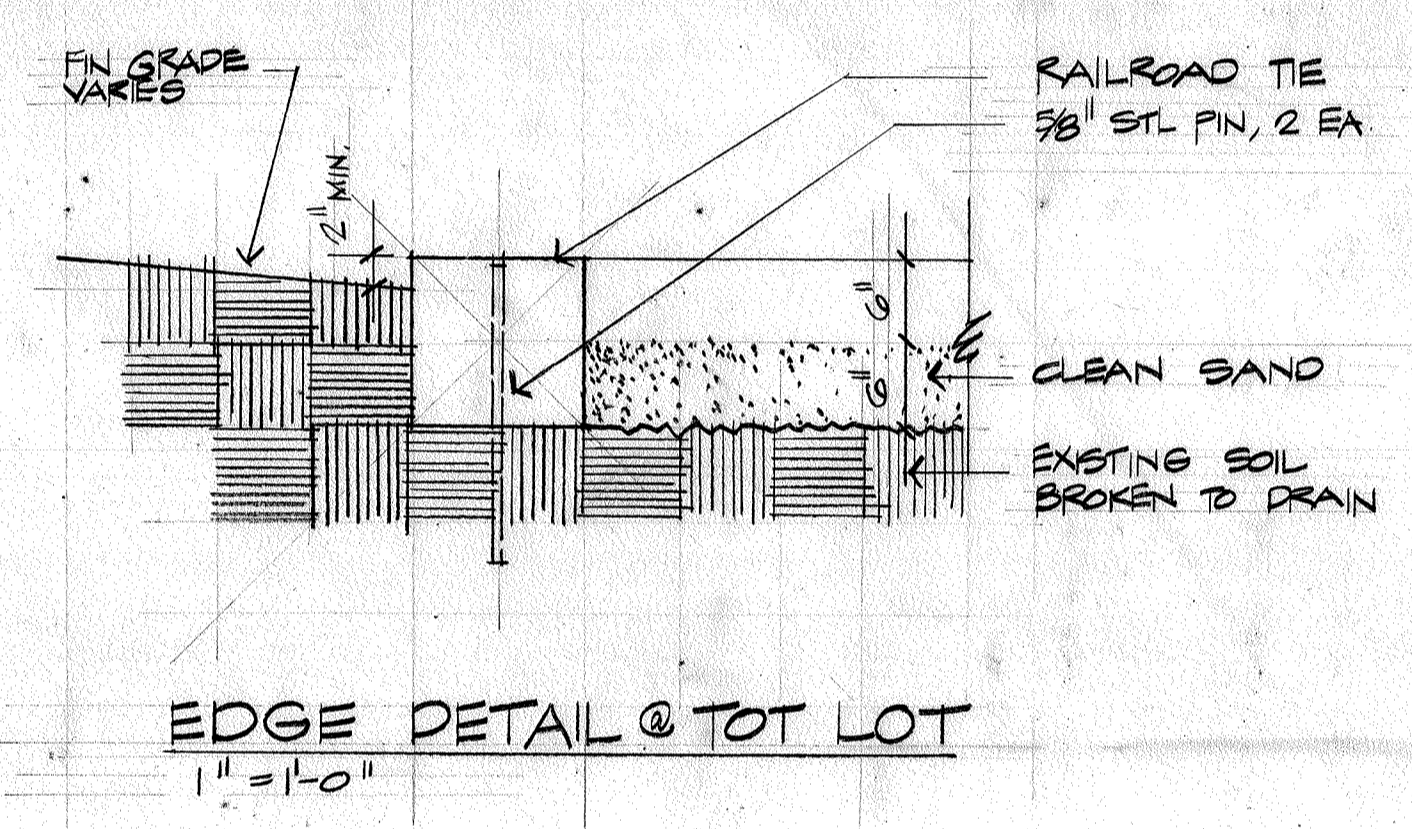
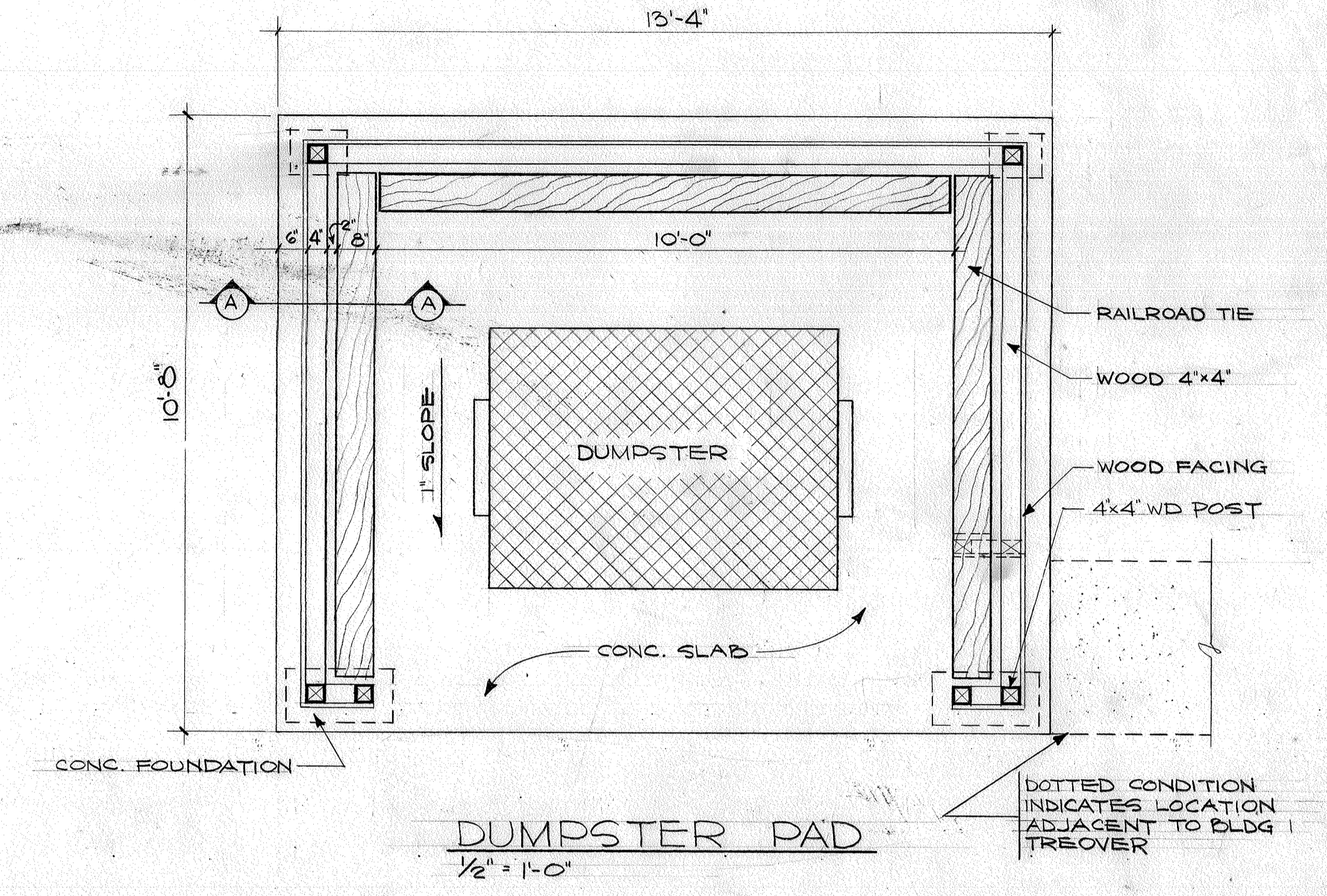
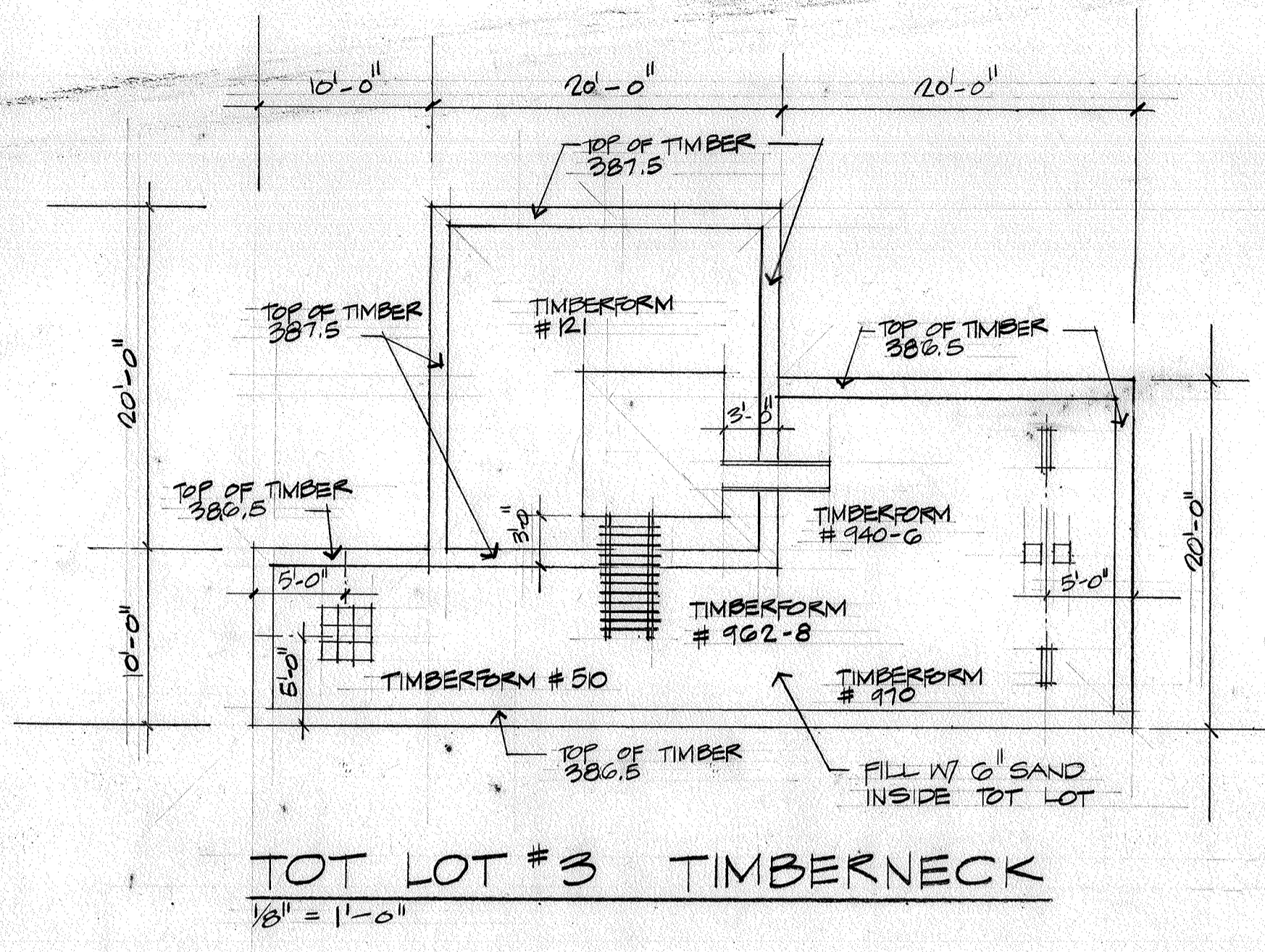
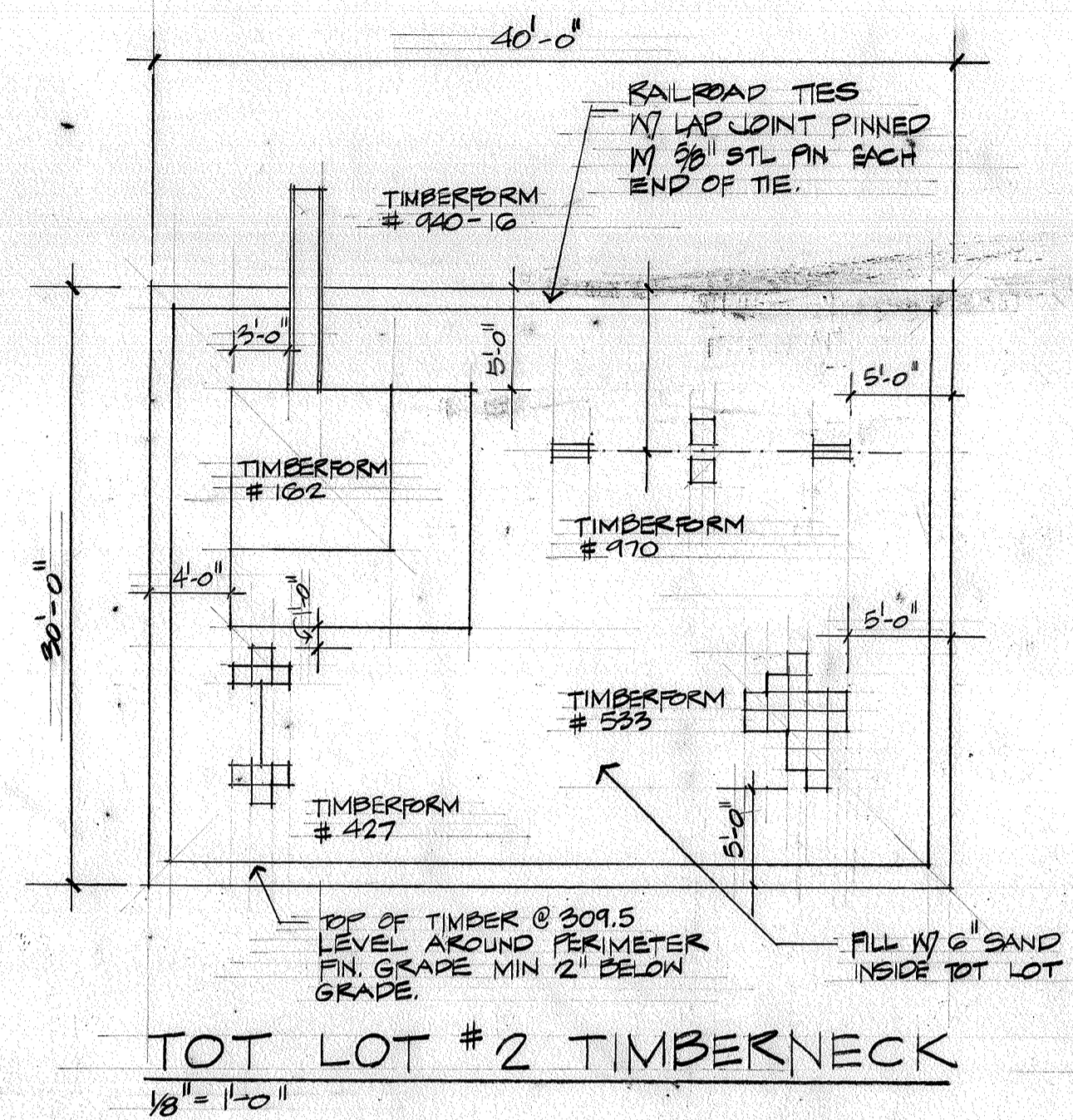
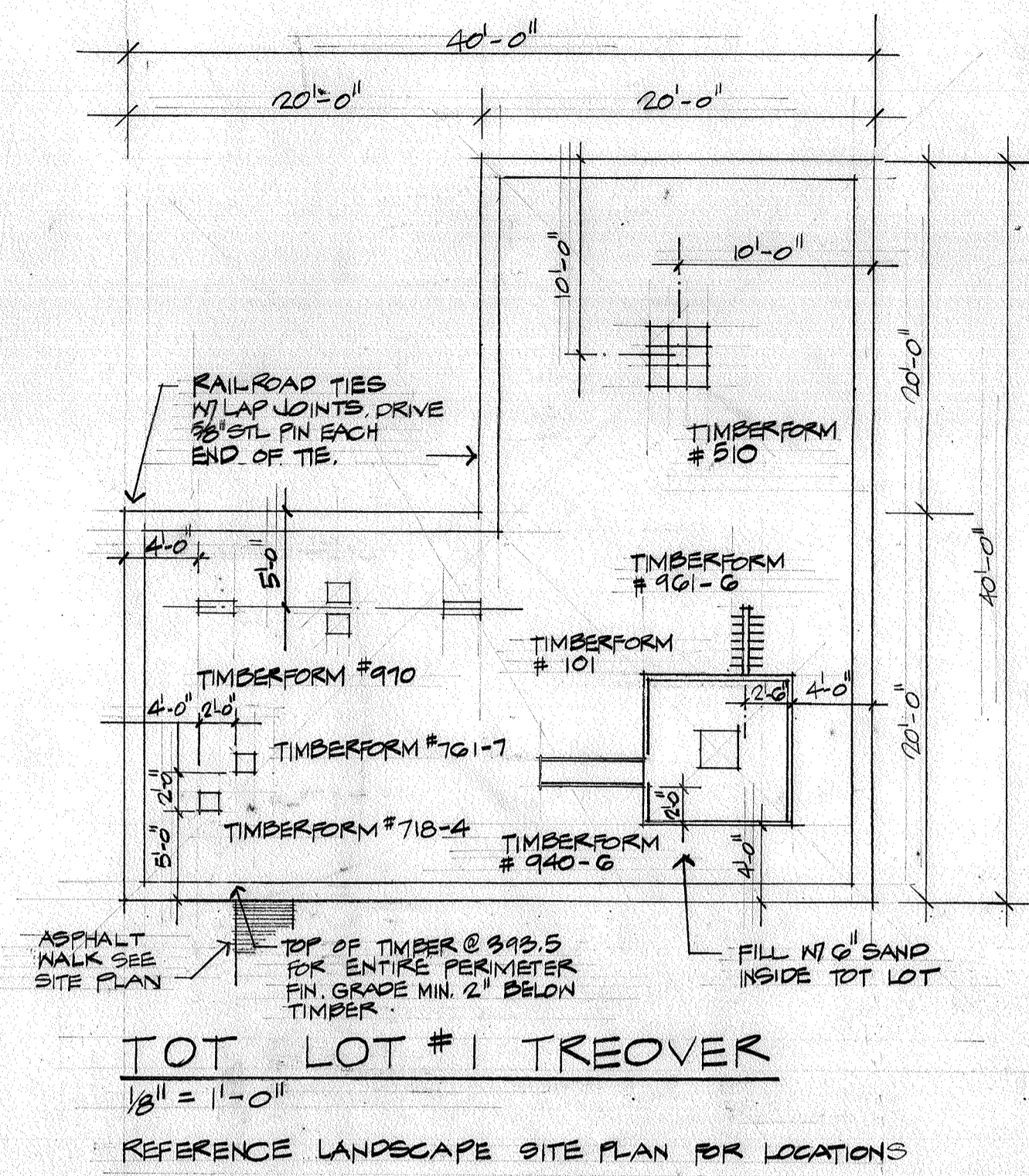
2. CONTRACTOR IS TO VERIFY CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD BEFORE PROCEEDING WITH THE INSTALLATION OF ANY OF THE PROPOSED PLANT MATERIAL.  
3. THIS SYMBOL INDICATES STREET TREES TO BE PROVIDED BY HOWARD RESEARCH DEVELOPMENT CORPORATION.  
4. PLANT LIST APPLIES THE DBS ONLY.

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE June 14, 1972  
Thomas D. Harris  
SHEET 2 OF 12

OWNER: JEFFERS HILL DEVELOPMENT CO. ROUSE-WATES INC. COLUMBIA, MD.	THE ROUSE CO., PLANNING & DESIGN SAM CROZER LANDSCAPE ARCHITECT Reg. # 70 Jan 14, 1972	<b>ROUSE-WATES INC.</b> COLUMBIA, MD.	TROVER LANDSCAPE SITE PLAN VILLAGE OF LONGBACH - JEFFERS HILL - 0 <sup>th</sup> ELECTION DIST. PARCEL B LOT B1 SECTION 1 AREA 2 PLAT BOOK 12 FOLIO 23 FINAL DEVELOPMENT PLAN PHASE 00 PB 20 FOLIOS 21 TO 31 - COLUMBIA, MD.	<b>L-1</b>
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SDP-72-35 SDP-72-35





APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE June 14, 1972  
 Thomas H. Hoving, Jr.

NO	REVISED SHEET NUMBER	DESCRIPTION	DATE
	4/3/2023		

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

**ROUSE-WATES INC.**  
 COLUMBIA, MD.

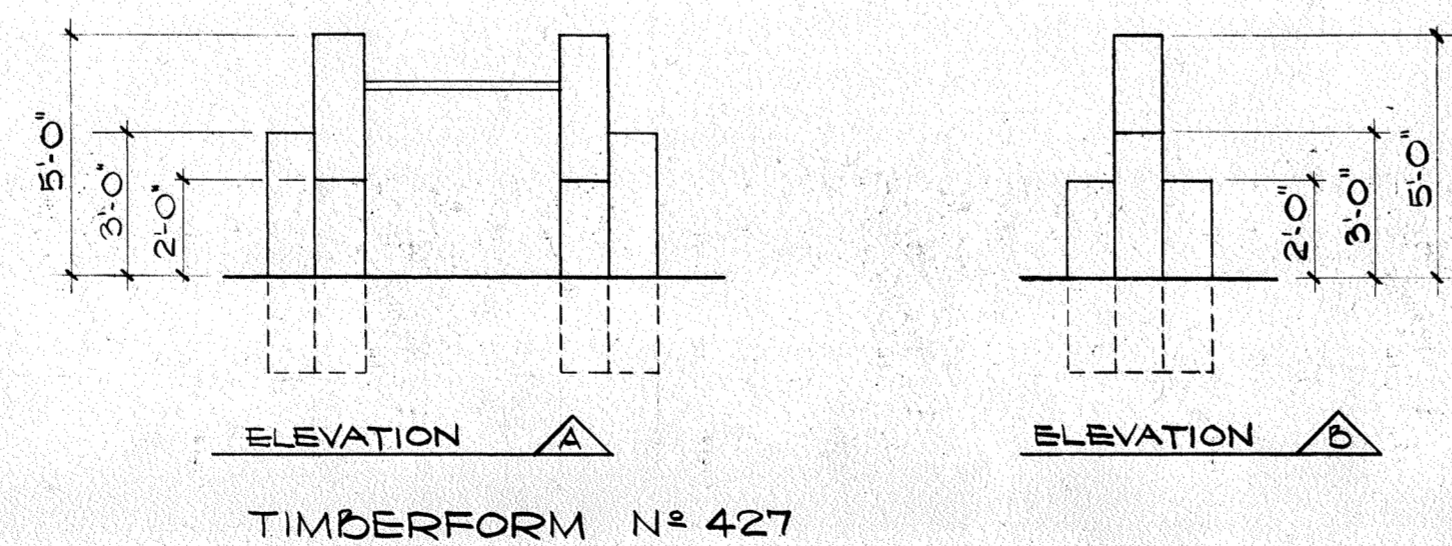
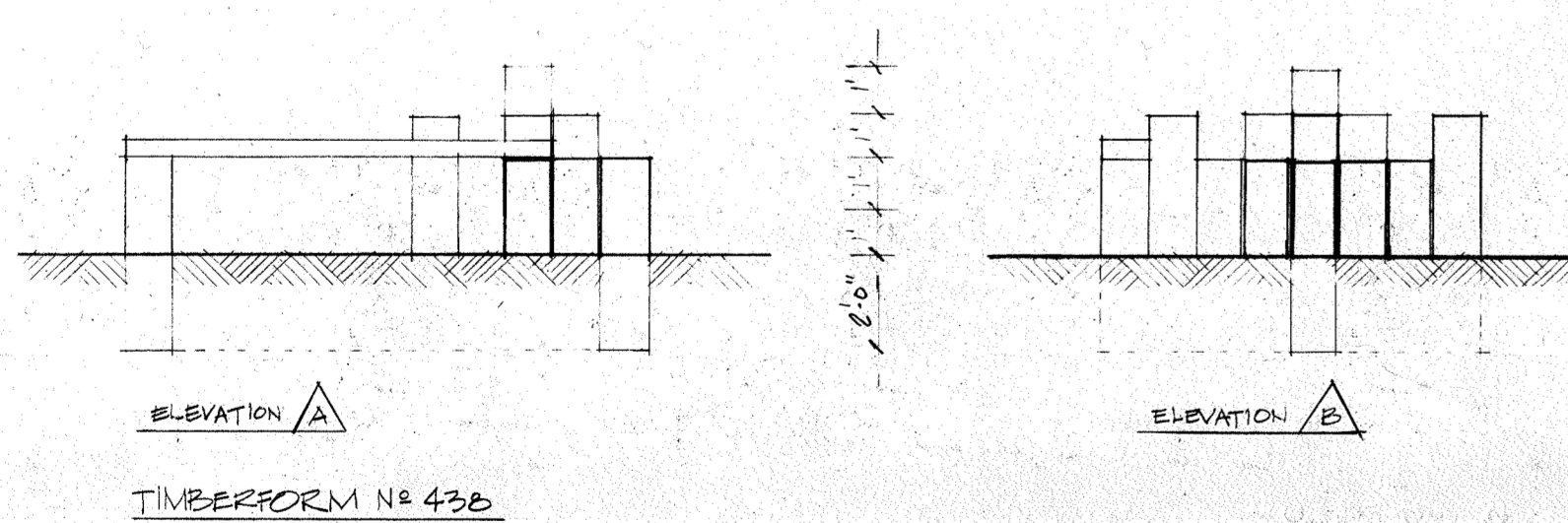
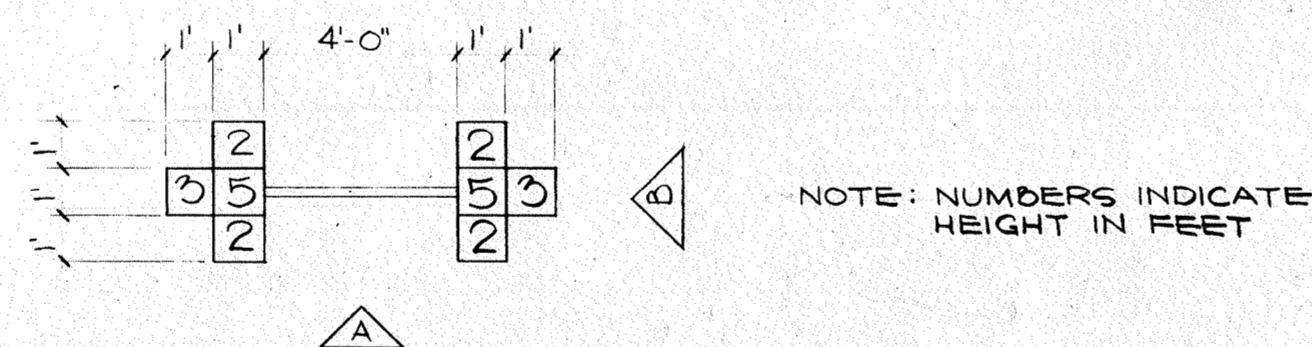
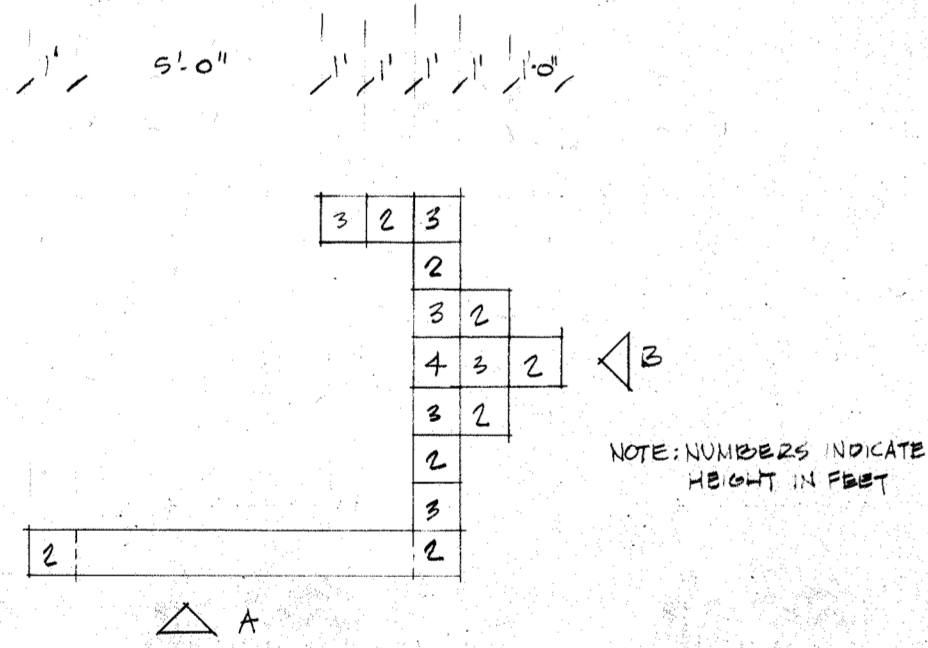
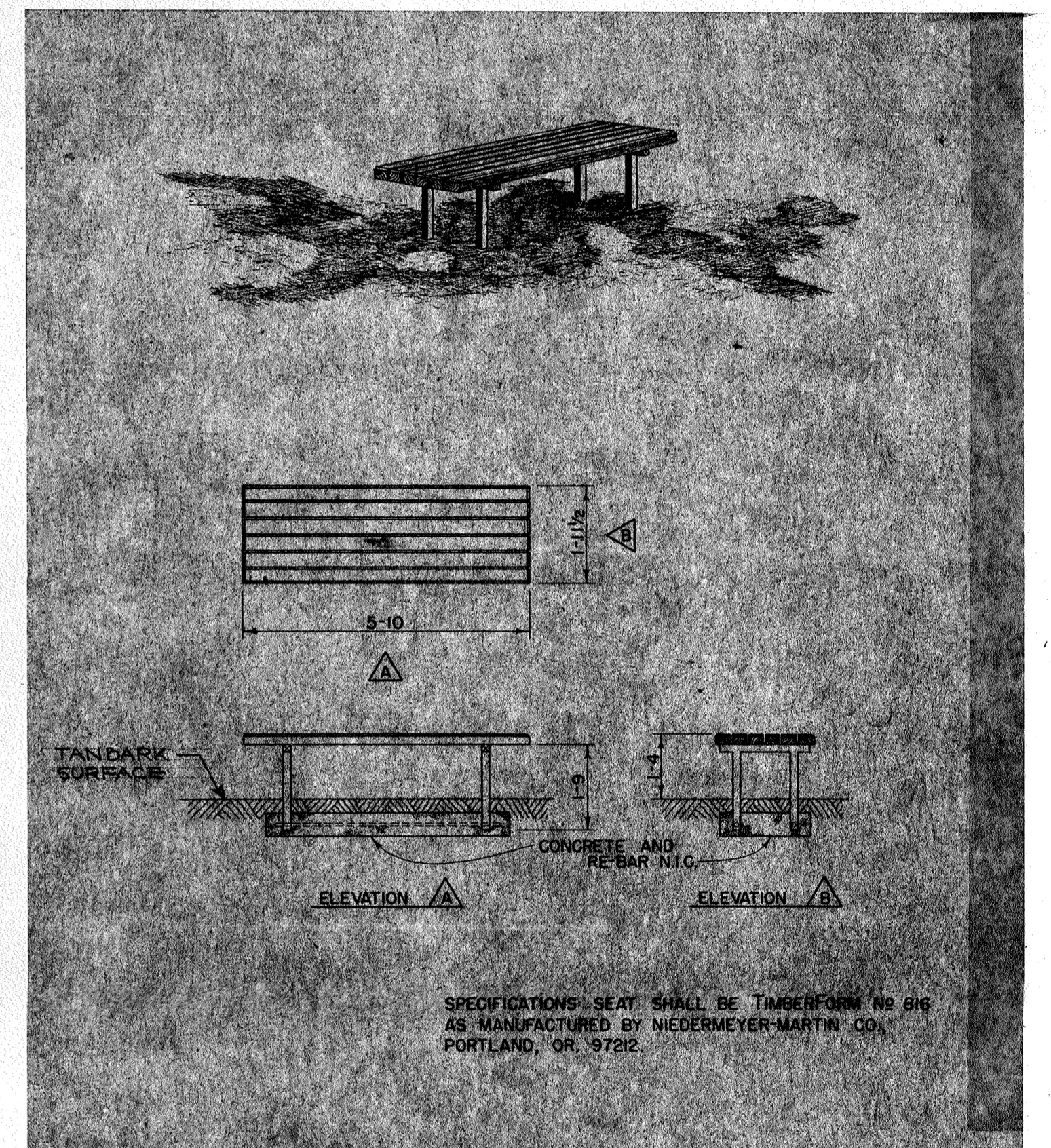
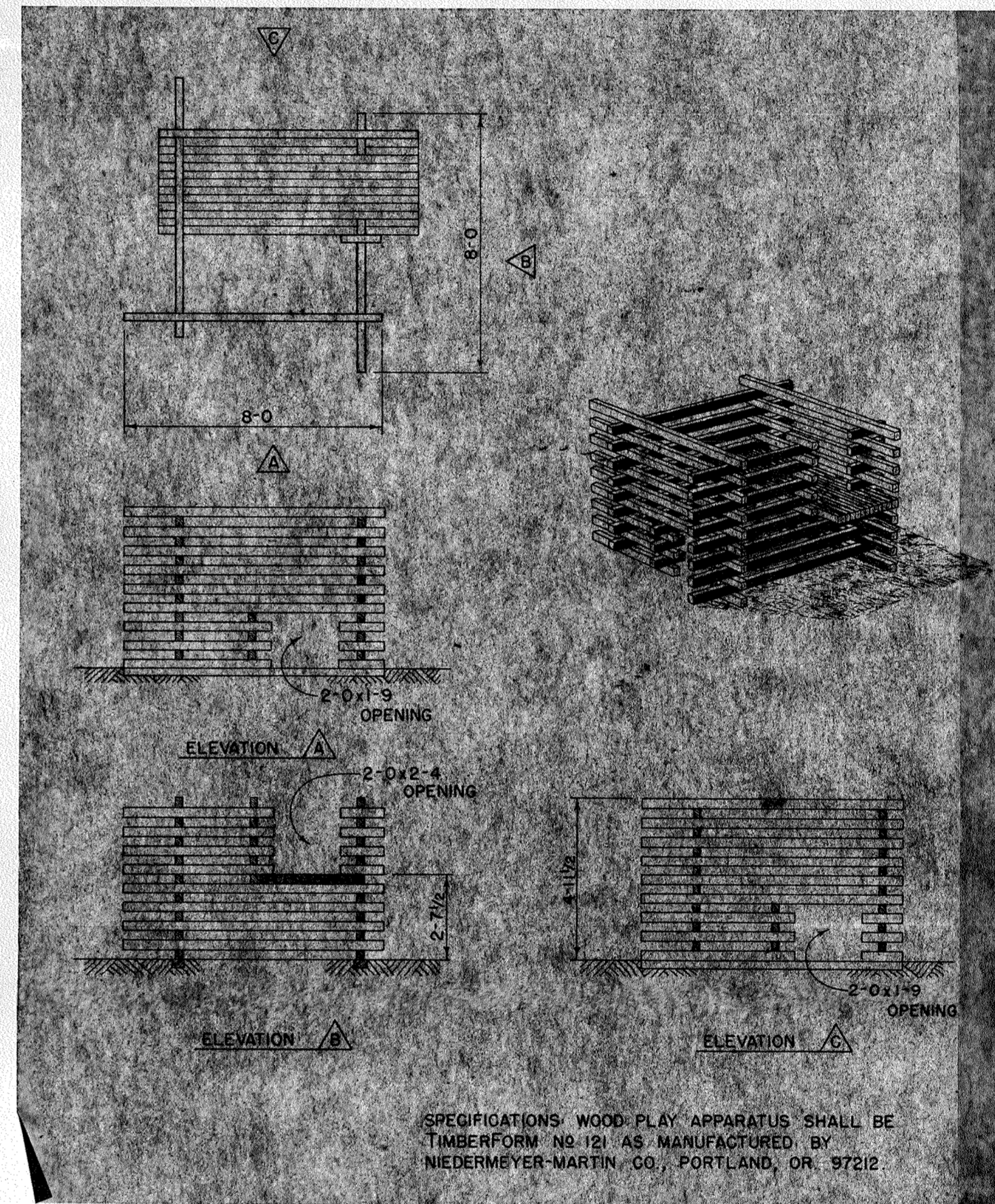
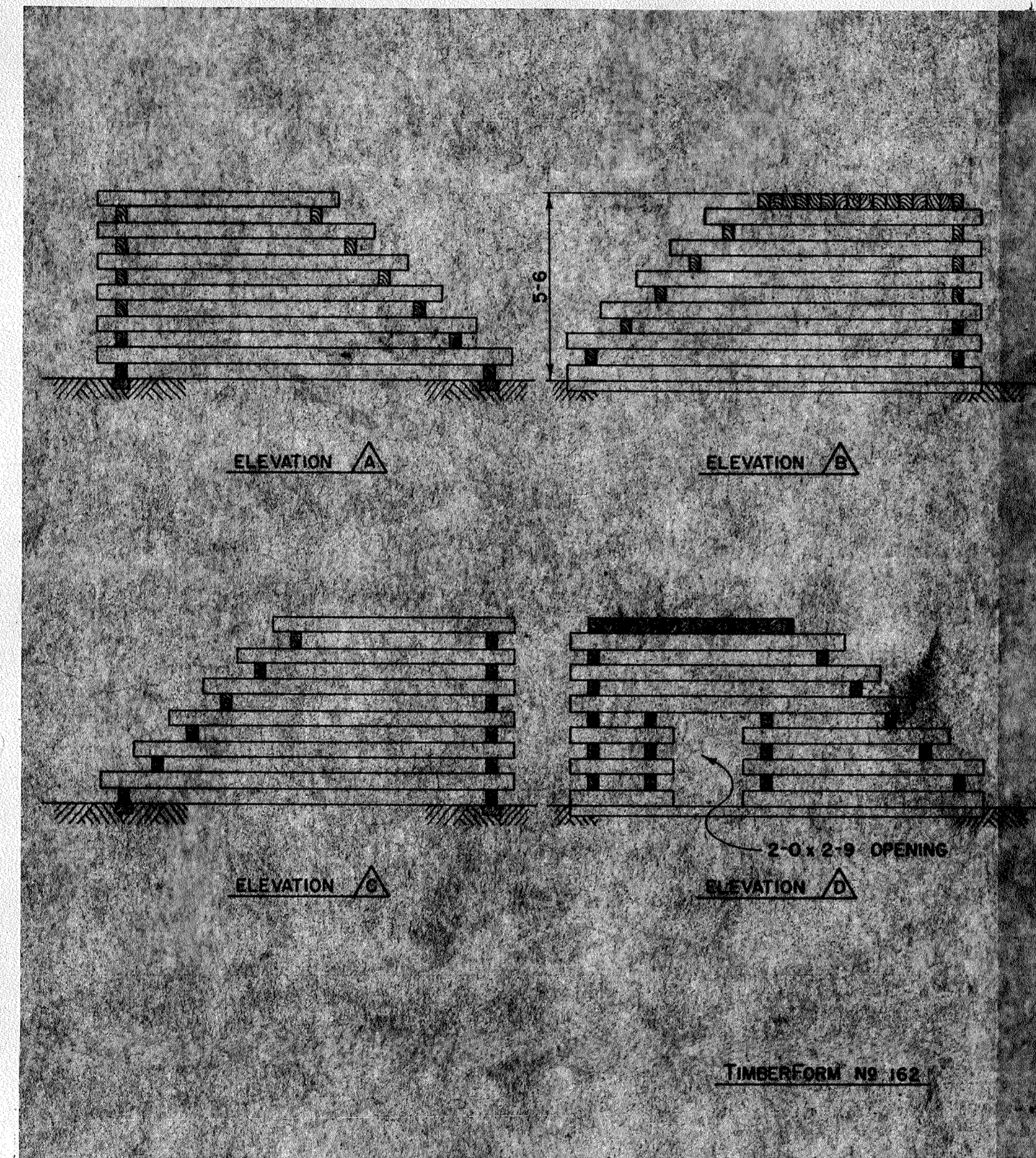
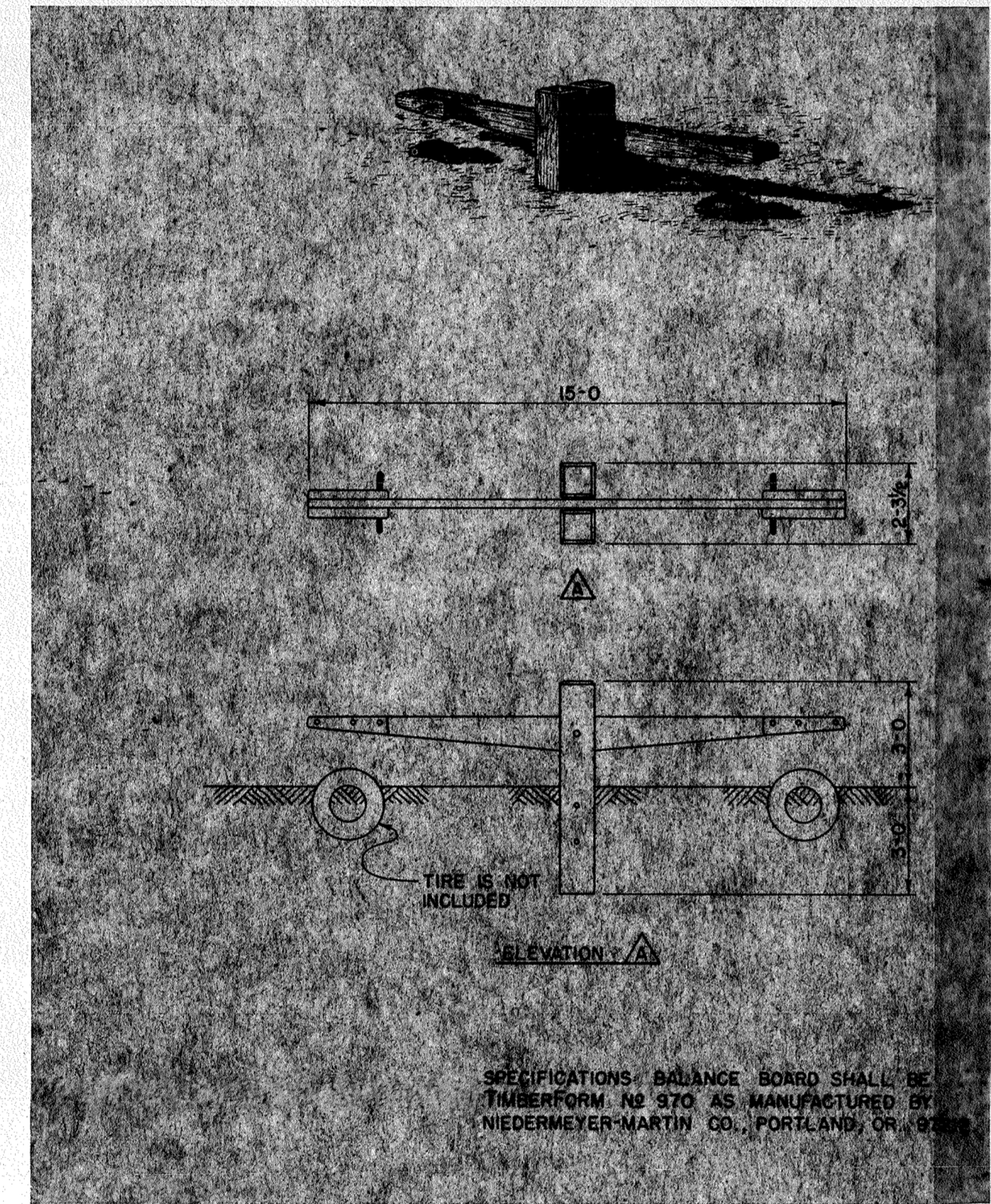
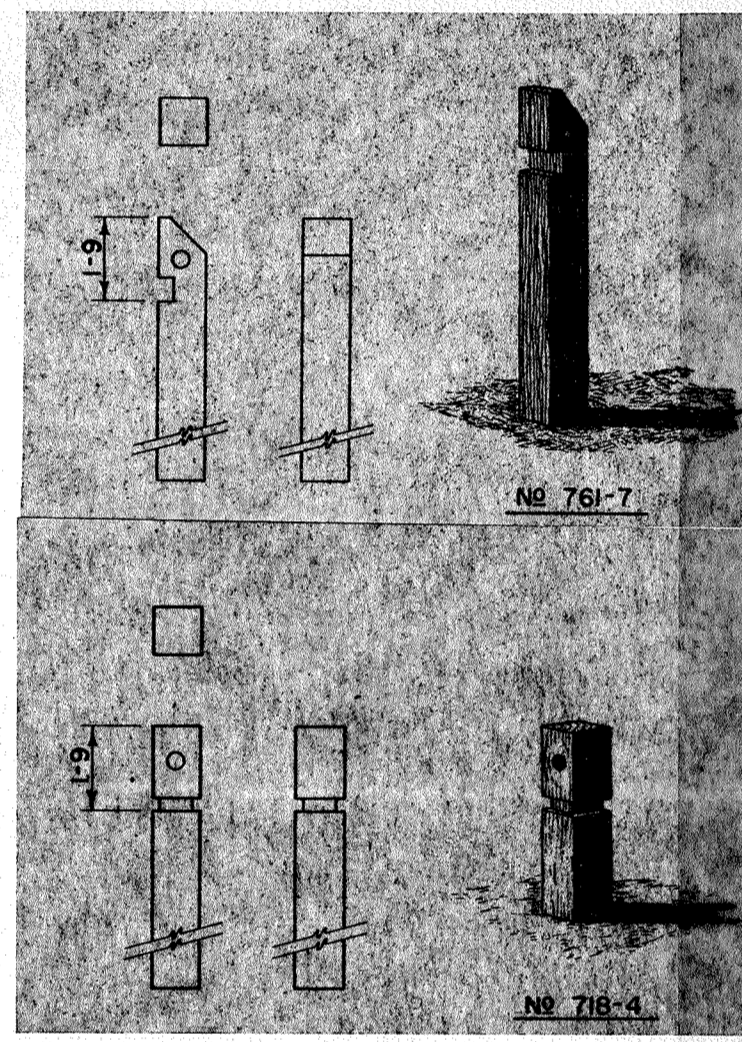
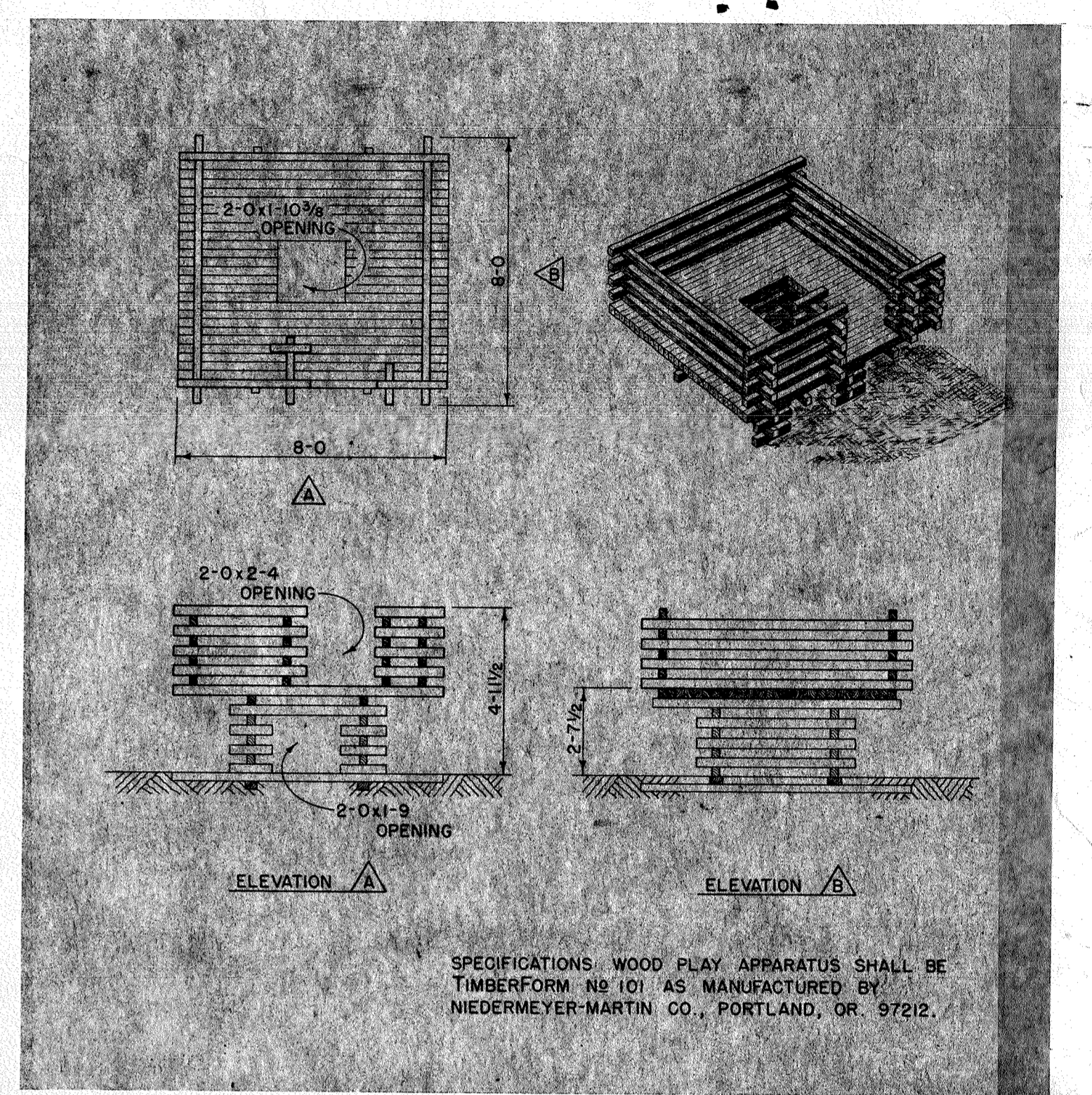
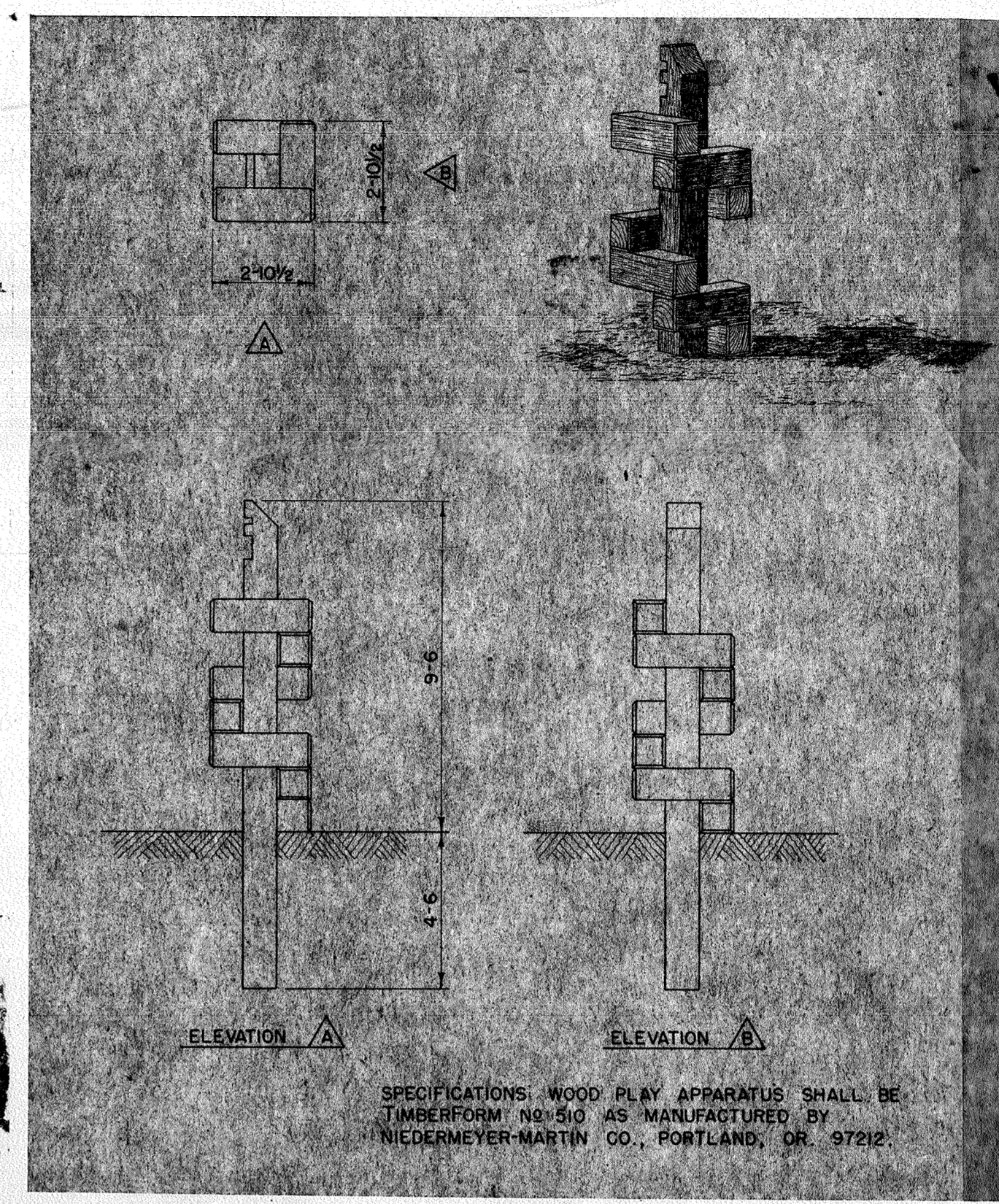
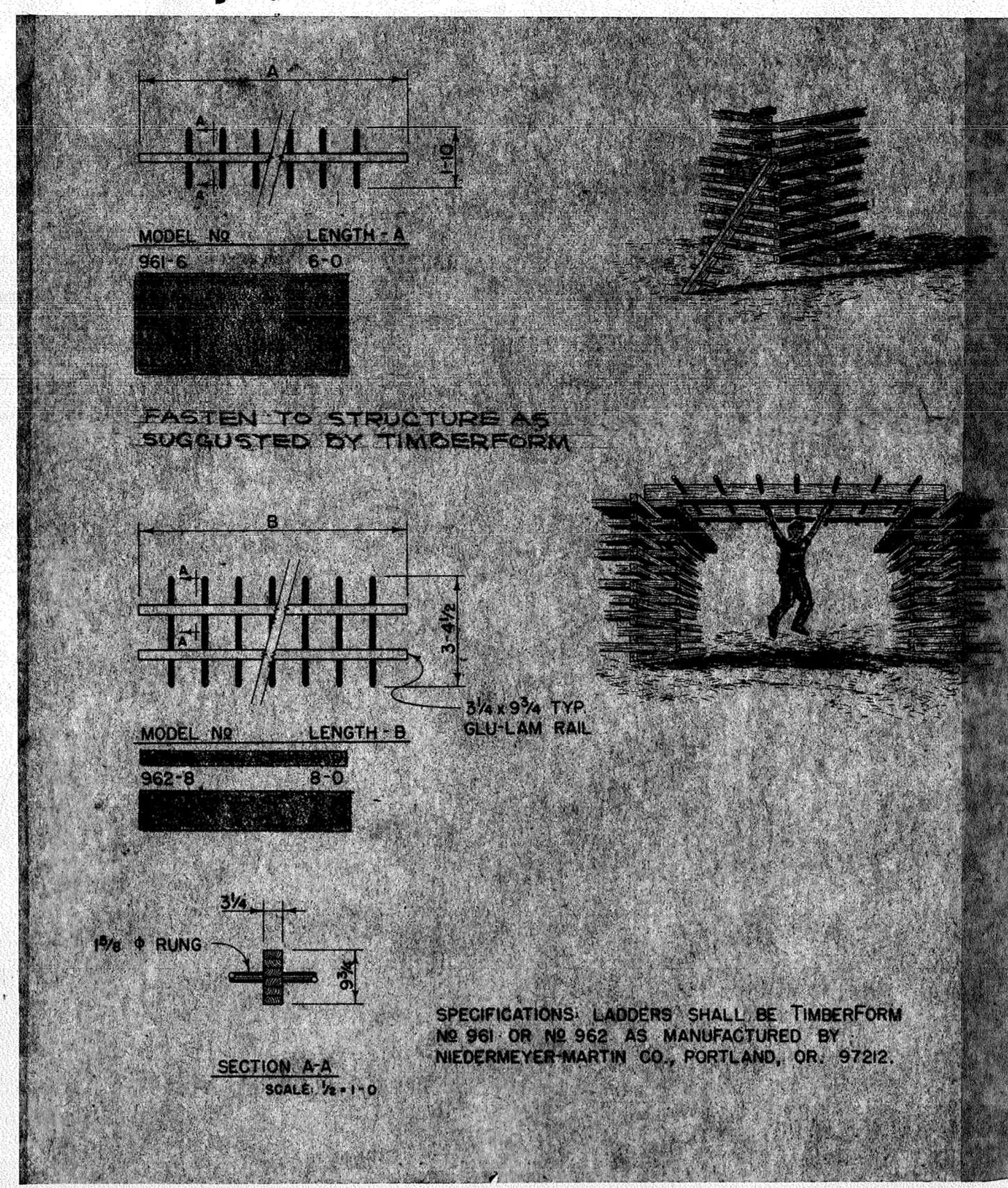
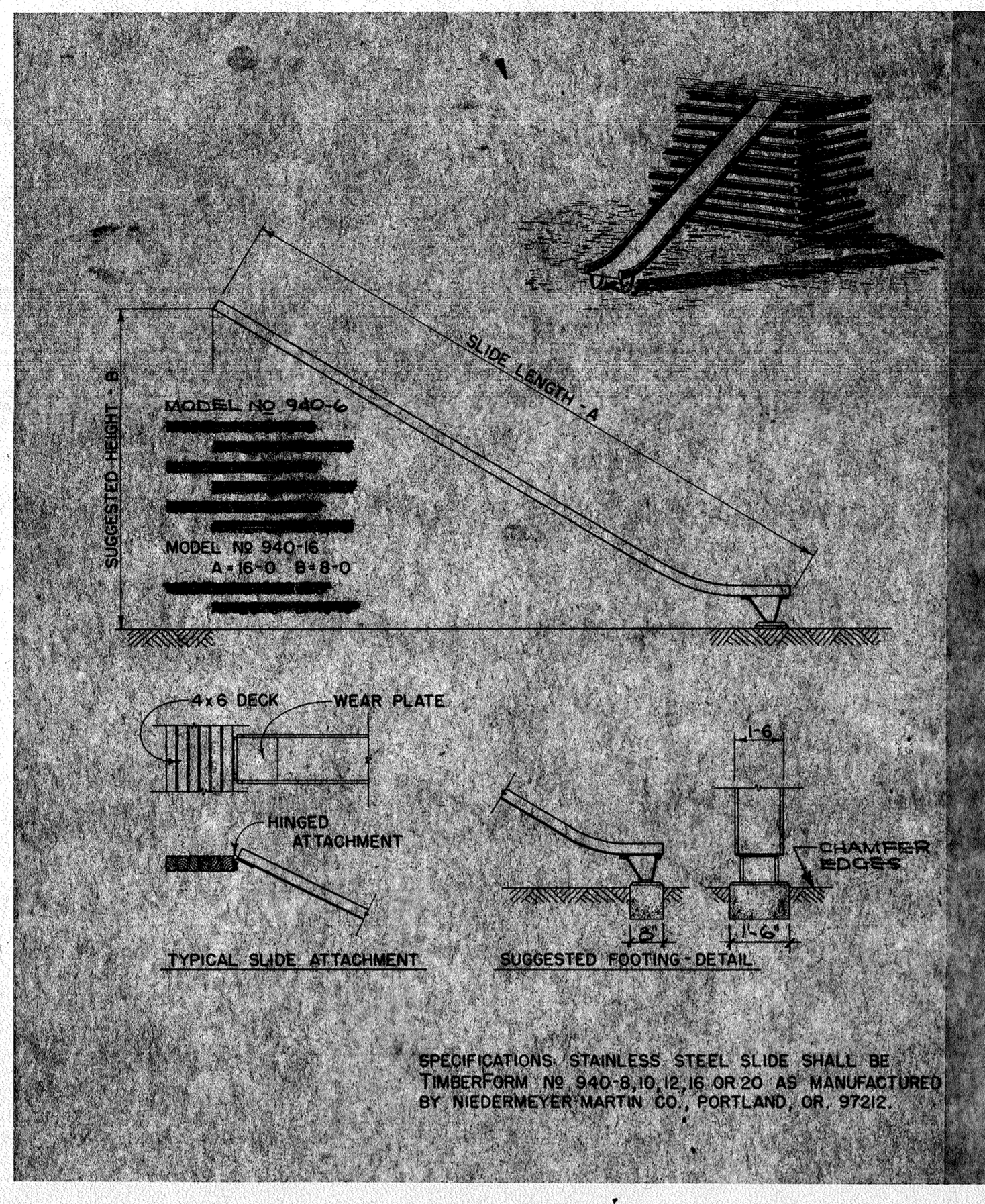
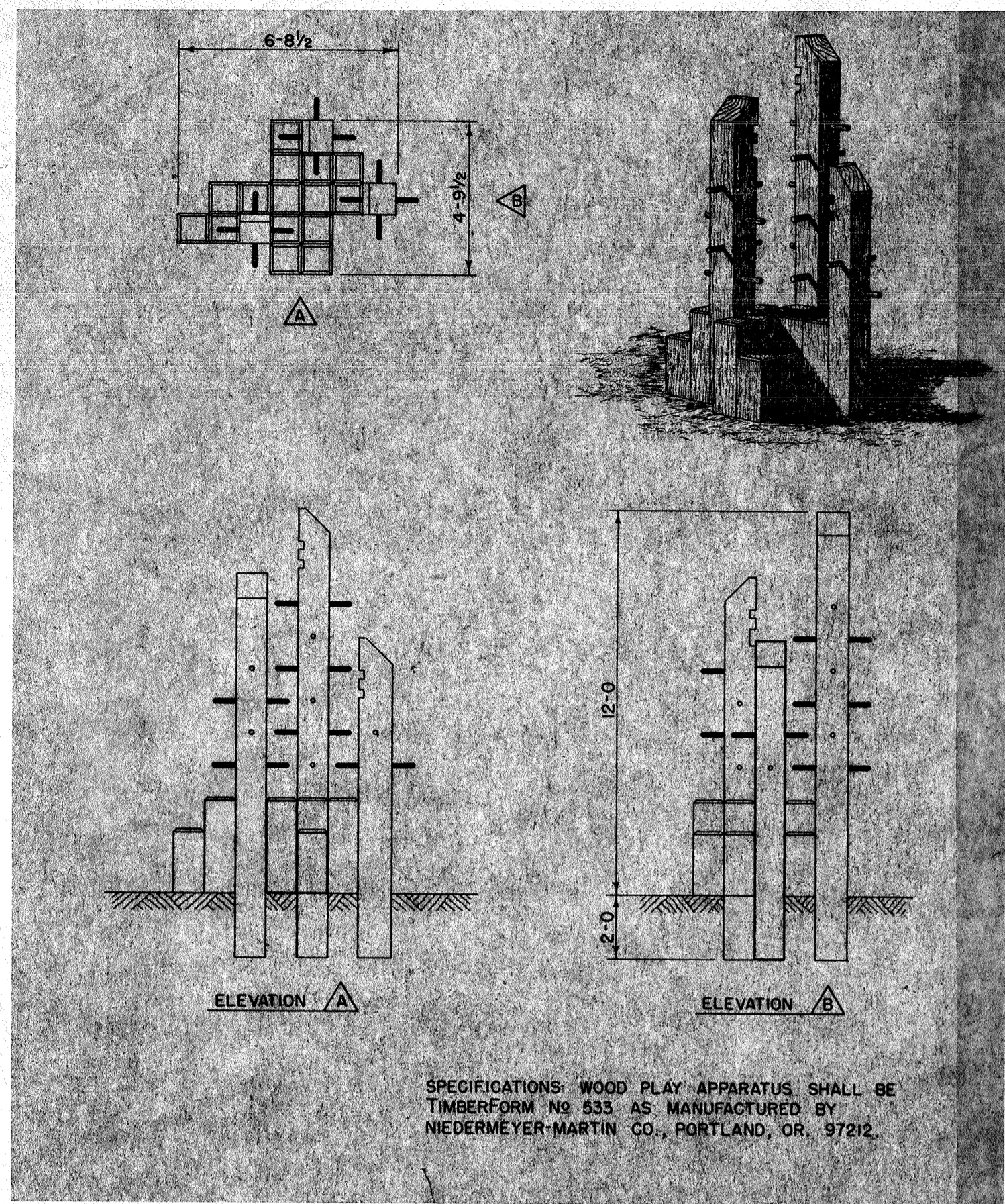
LANDSCAPE AND TOT LOT DETAILS

VILLAGE OF LONG REACH - JEFFERS HILL - 6 <sup>TH</sup> ELECTION DIST. PARCEL 'A' & PARCEL 'B' SECTION 1 AREA 2 PLAT BOOK 21 FOLIOS 21 & 22 FINAL DEVELOPMENT PLAN PHASE 89 RP 20 FOLIOS 24 & 25 COLUMBIA, MD				
DRAWN	CHECKED	Job No.	DATE	SCALE
		LS-72-1	3/30/72	1"=30'

**LD**

SDP-72-35





STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
NO. 32225  
FOR REVISION / ONLY

APPROVED  
PLANNING BOARD  
OF BOWARD COUNTY  
DATE: JUNE 14, 1972  
[Signature]

SHEET 4 OF 12

REVISION NUMBER	DESCRIPTION	DATE
4/3/2023		

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

**ROUSE-WATES INC.**  
COLUMBIA, MD.

TAX/MAP: 26  
PARCEL NO: 6

TOT LOT DETAILS

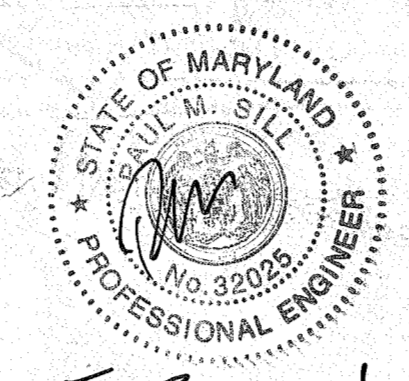
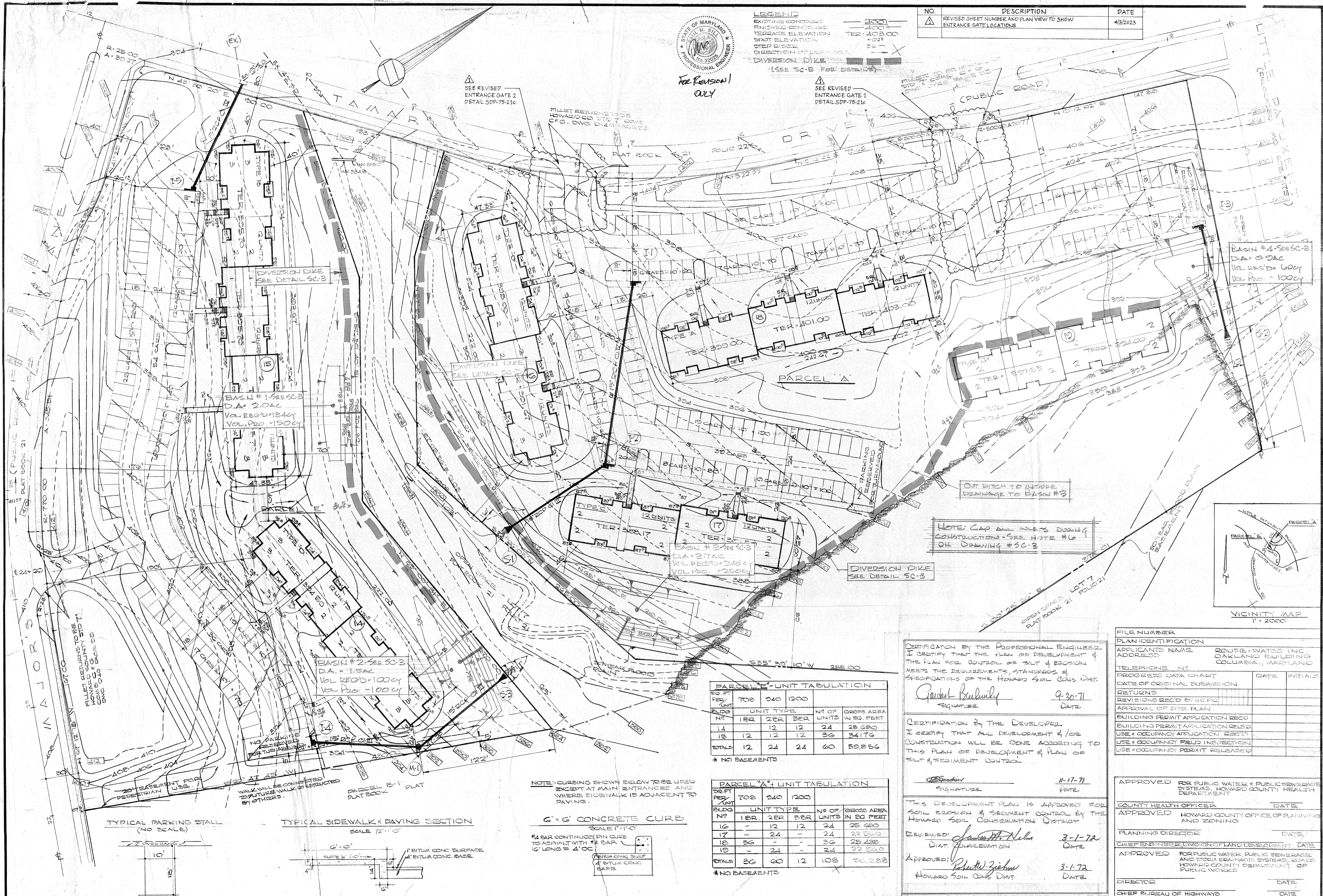
VILLAGE OF LONG REACH - JEFFERS HILL - 6<sup>TH</sup> ELECTION DIST.  
PARCEL A & PARCEL E SECTION 1 AREA 2 PLAT BOOK 21 FOLIOS 21 & 22  
FINAL DEVELOPMENT PLAN PHASE 29 RB 20 FOLIOS 24 & 25 COLUMBIA, MD.

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

**TD**

SDP-72-35





**LEGEND**  
 EXISTING CONTOUR 100'  
 FINISHED CONTOUR 100'  
 TERRACE ELEVATION TER 100.00  
 SPOT ELEVATION 100.00  
 STEP RISER 1'-0"  
 DIRECTION OF DRAINAGE  
 DIVERSION DIKE (SEE SC-3 FOR DETAILS)

NO.	DESCRIPTION	DATE
1	REVISED SHEET NUMBER AND PLAN VIEW TO SHOW ENTRANCE GATE LOCATIONS	4/3/2023

SEE REVISED ENTRANCE GATE 2 DETAIL SDP-75-216

SEE REVISED ENTRANCE GATE 1 DETAIL SDP-75-216

FILLET RETURN TO BE HOWARD CO. LTD. 7' COME C.F.G. DIVS. 0-40' PAGES 22

THE DESIGNER ONLY

BASIN #4-SEE SC-3  
 D.A. = 0.04C  
 VOL. REQ'D = 600CY  
 VOL. PRO. = 100CY

BASIN #1-SEE SC-3  
 D.A. = 2.04C  
 VOL. REQ'D = 134CY  
 VOL. PRO. = 130CY

BASIN #2-SEE SC-3  
 D.A. = 1.54C  
 VOL. REQ'D = 100CY  
 VOL. PRO. = 100CY

BASIN #3-SEE SC-3  
 D.A. = 3.74C  
 VOL. REQ'D = 248CY  
 VOL. PRO. = 250CY

**PARCEL #1 UNIT TABULATION**

30 FT PER UNIT	708	940	1200	NO OF UNITS	GROSS AREA IN SQ. FEET
1R	12	12	12	24	25,680
2R	12	12	12	36	34,176
3R	12	12	12	36	34,176
TOTALS	12	24	24	60	59,856

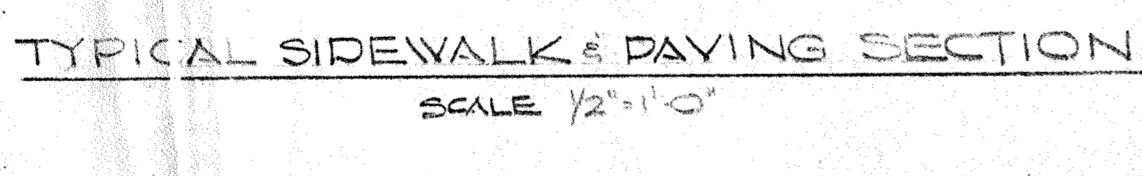
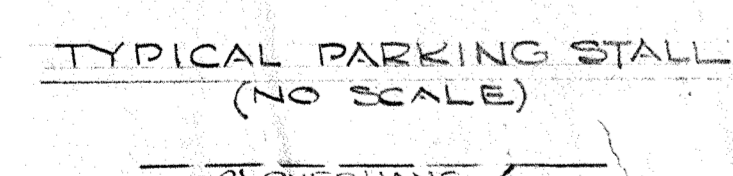
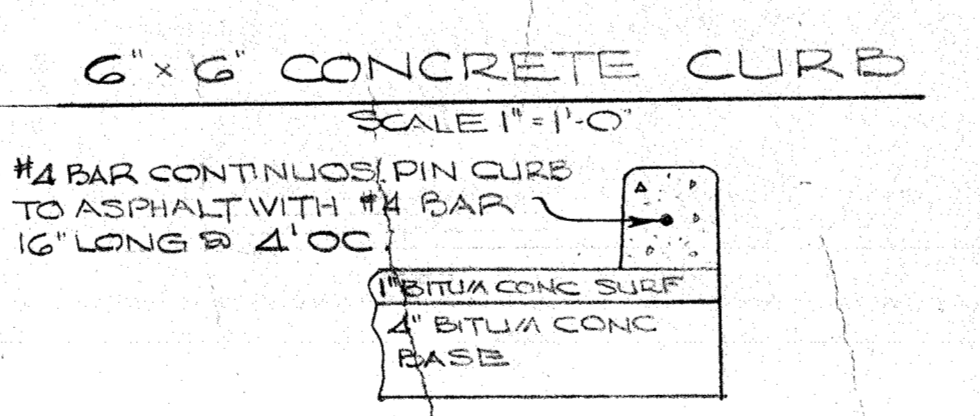
\* NO BASEMENTS

**PARCEL #4 UNIT TABULATION**

30 FT PER UNIT	708	940	1200	NO OF UNITS	GROSS AREA IN SQ. FEET
1R	12	12	12	24	25,680
2R	12	12	12	36	34,176
3R	12	12	12	36	34,176
TOTALS	12	24	24	60	59,856

\* NO BASEMENTS

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



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 CONSV. DIST.

*Carol Berinsky*  
 SIGNATURE  
 9-30-71  
 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.

*[Signature]*  
 SIGNATURE  
 11-17-71  
 DATE

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

REVIEWED: *Jane M. Nelson* 3-1-72  
 DIST. CONSERVATION DATE

APPROVED: *Rudolf Zichau* 3-1-72  
 HOWARD SOIL CONSV. DIST. DATE

FILE NUMBER  
 PLAN IDENTIFICATION  
 APPLICANT'S NAME: ROUSE-WATERS INC.  
 ADDRESS: OAKLAND BUILDING, COLUMBIA, MARYLAND

PROGRESS DATA CHART	DATE	INITIALS
DATE OF ORIGINAL SUBMISSION		
RETURNS		
REVISIONS RECD BY HC PC		
APPROVAL OF SITE PLAN		
BUILDING PERMIT APPLICATION RECD		
BUILDING PERMIT APPLICATION RECD		
USE & OCCUPANCY APPLICATION RECD		
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

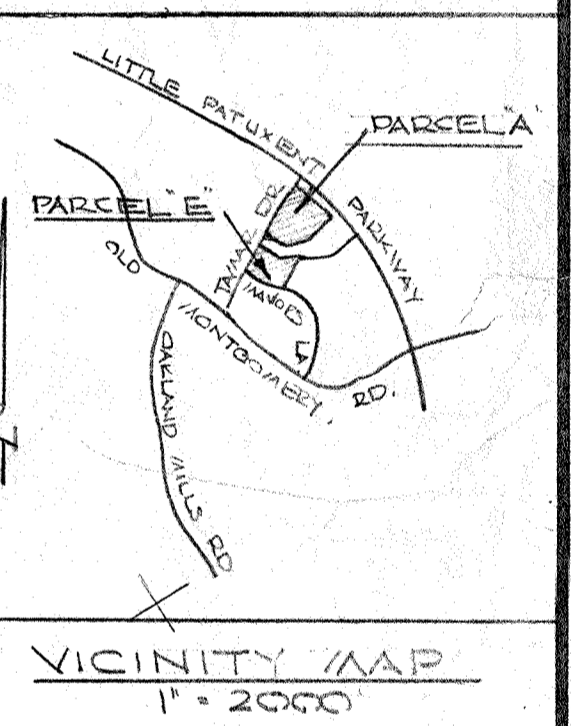
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CHIEF ENGINEER, DIVISION OF LAND DEVELOPMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

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

DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CHIEF BUREAU OF HIGHWAYS  
 \_\_\_\_\_ DATE: \_\_\_\_\_



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

*Carol Berinsky* 9-30-71  
 GORDON I. BERLINSKY - DE 6/6/60

OWNER  
 JEFFERS HILL DEVELOPMENT CO.  
 5/6 ROUSE-WATERS INC.  
 OAKLAND 'C' BUILDING  
 COLUMBIA, MARYLAND 21043

COLLINS & KRONSTADT 6000 3011  
 LEAHY · HOGAN · COLLINS 587 8642

architects · planners · engineers  
 1111 spring street · silver spring, maryland

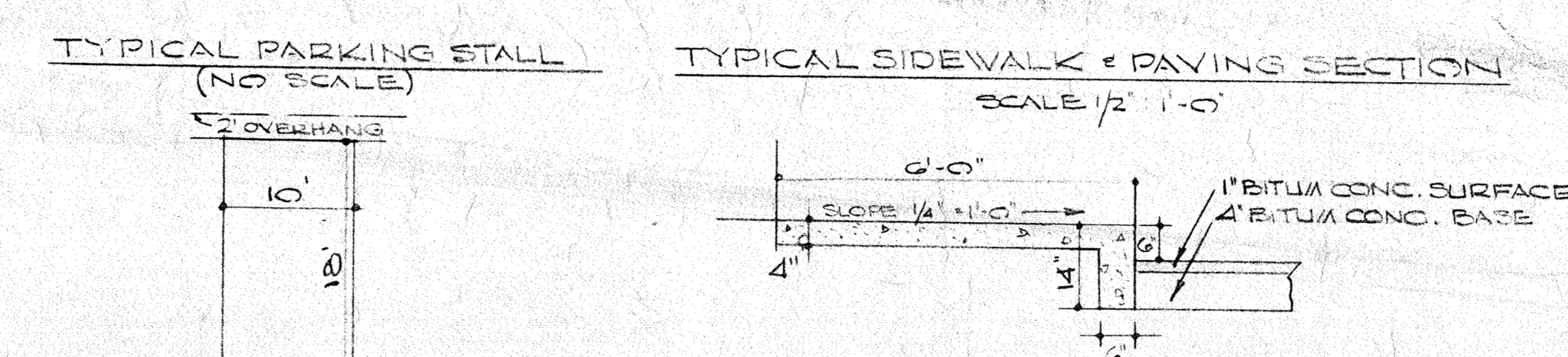
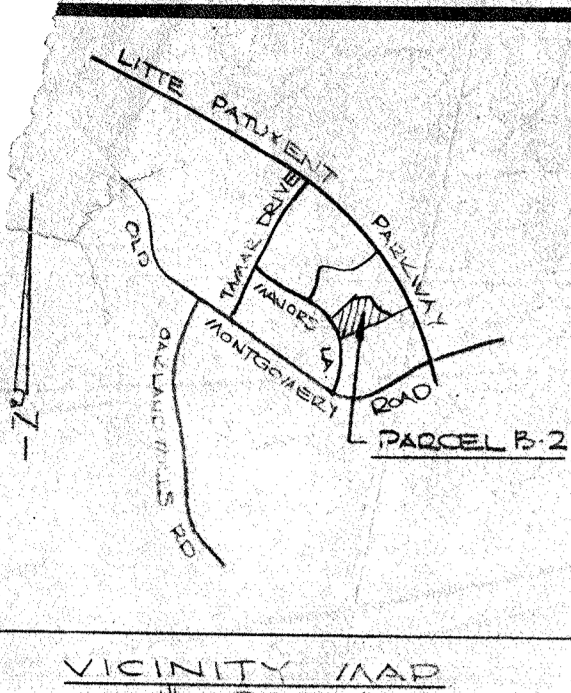
TAX MAP: 56  
 PARCEL: 10

SEDIMENT CONTROL PLAN ONLY  
 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 24 & 25 COLUMBIA, MD.

R.A.T.	7130-II	1" = 20'
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SDP-72-035





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

6" x 6" CONCRETE CURB

4" BAR CONTINUOUS, PIN CURB TO ASPHALT WITH #4 BAR 12" LONG @ 4" OC

1" BITUM CONG. SURFACE  
4" BITUM CONG. BASE

CONCRETE CURB  
4" BITUM CONG. BASE

**LEGEND**

- EXISTING CONTOURS
- FINISHED CONTOURS
- TERRACE FLOOR ELEVATION
- STEP RISER
- STEP SIZE
- SPOT ELEVATION
- CONCRETE WALK
- DIRECTION OF DRAINAGE
- DIVERSION DIKE

(SEE DETAIL SC-3)

**NOTES**

- BOUNDARY AND TOPOGRAPHY BY SEYBOLT, CORE, NEWQUIST & BERLINSKY, APRIL 1971
- ALL DISTURBED AREAS TO BE SOODED OR SEEDDED TO PREVENT SOIL EROSION
- ALL DRAINAGE SWALES TO BE TAMPED ROLLED AND SOODED
- ALL INTERIOR STREETS TO BE PRIVATE
- LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING
- THERE SHALL BE NO FENCES, WALLS OR SIGNS EXCEEDING 100"

NOTES: CAP ALL INLETS DURING CONSTRUCTION, SEE NOTE #16 ON DRAWING SC-3

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 CONDS. DIST.

*John 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.

*Richard Ziehn* 11-17-71  
SIGNATURE DATE

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

REVIEWED: *James M. Helm* 3-1-72  
DIST. COMMISSIONER DATE

APPROVED: *Richard Ziehn* 3-1-72  
HOWARD SOIL CONDS. DIST. DATE

FILE NUMBER

PLAN IDENTIFICATION

APPLICANT'S NAME ADDRESS ROUSE-WATERS INC. OAKLAND BUILDING COLUMBIA, MARYLAND

TELEPHONE NO.

PROCESS DATA CHART	DATE	INITIALS
DATE OF ORIGINAL SUBMISSION		
REVISIONS		
REVISIONS REQUIRED BY HC PC.		
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

CONNECT TO EX. 15 STUB MAINTAINING GRADE & ALIGNMENT

CONNECT TO EX. 15 STUB MAINTAINING GRADE & ALIGNMENT

DIVERSION DIKE SEE DETAIL SC-3

CONNECT TO EX. 15 STUB MAINTAINING GRADE & ALIGNMENT

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

**UNIT TABULATION**

30 FT. PER UNIT	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	GROSS AREA IN SQ. FT.
10	24	24	24	24	16922
11	24	24	24	24	86960
12	24	24	24	24	28832
13	24	24	24	24	24120
TOTALS	48	48	24	120	107,852

**SITE ANALYSIS**

AREA OF SITE	8,052 AC.
ALLOWABLE PROVIDED	250,760 SF
COVERAGE PROVIDED (72%)	182,884 SF
PARKING REQUIRED (1:5 TO 1)	180
PARKING PROVIDED	185
ZONING	NEW TOWN

NO.	REVISED SHEET NUMBER AND PLAN VIEW TO SHOW ENTRANCE GATE LOCATION	DATE
1		4/9/2023

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

**OWNER**  
JEFFERS HILL DEVELOPMENT CO.  
96 ROUSE WATERS, INC.  
OAKLAND BUILDING  
COLUMBIA, MARYLAND 21043

**COLLINS & KRONSTADT**  
**LEAHY · HOGAN · COLLINS**  
architects · planners · engineers  
1111 spring street · silver spring, maryland

code 301  
587-8642

TAX MAP 36  
PARCEL NO. G

**SEDIMENT CONTROL PLAN ONLY**

VILLAGE OF LONG REACH - JEFFERS HILL - 6<sup>TH</sup> ELECTION DIST.  
PARCEL B, LOT B2, SECTION 1, AREA 2, PLAT BOOK 22, FOLIO 3A,  
E.D.P. PHASE 39, P.B. 20, FOLIO 21-31, COLUMBIA, MD.

R.A.T. 7130 - II 1" = 20'

SHEET 6 OF 12  
**SC-2**

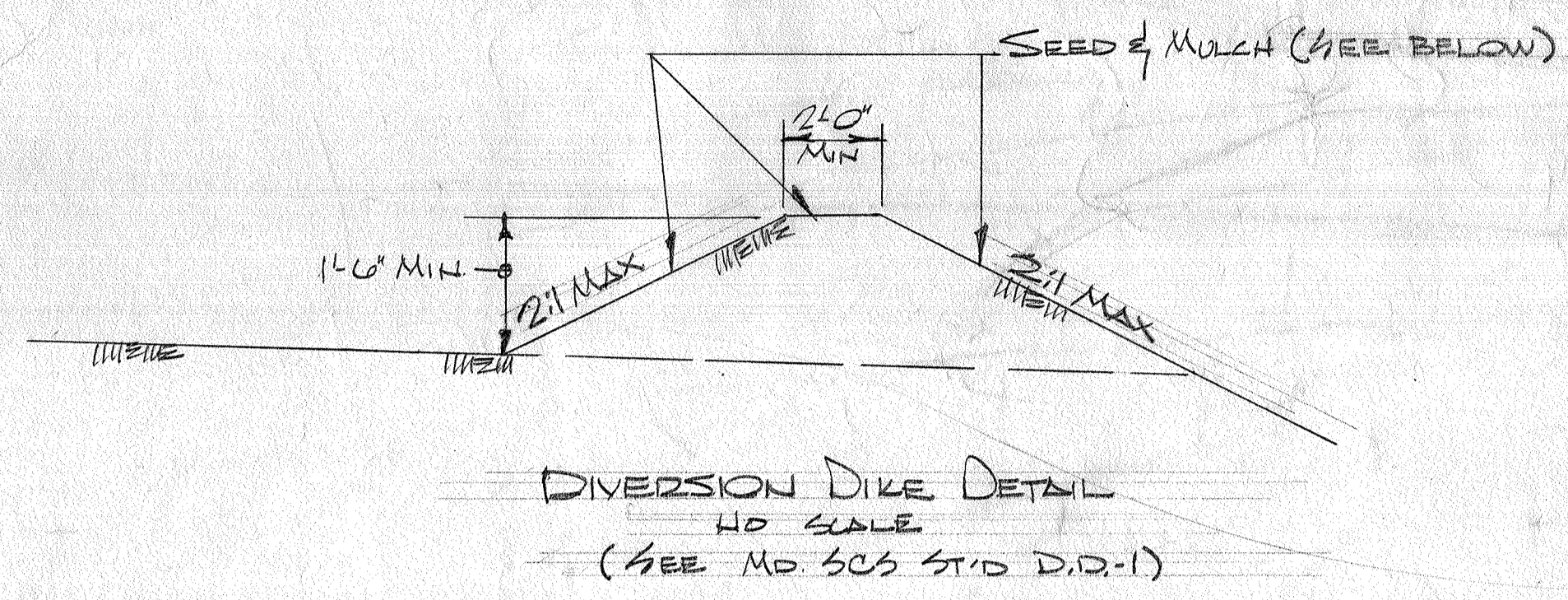


CONSTRUCTION SEQUENCE

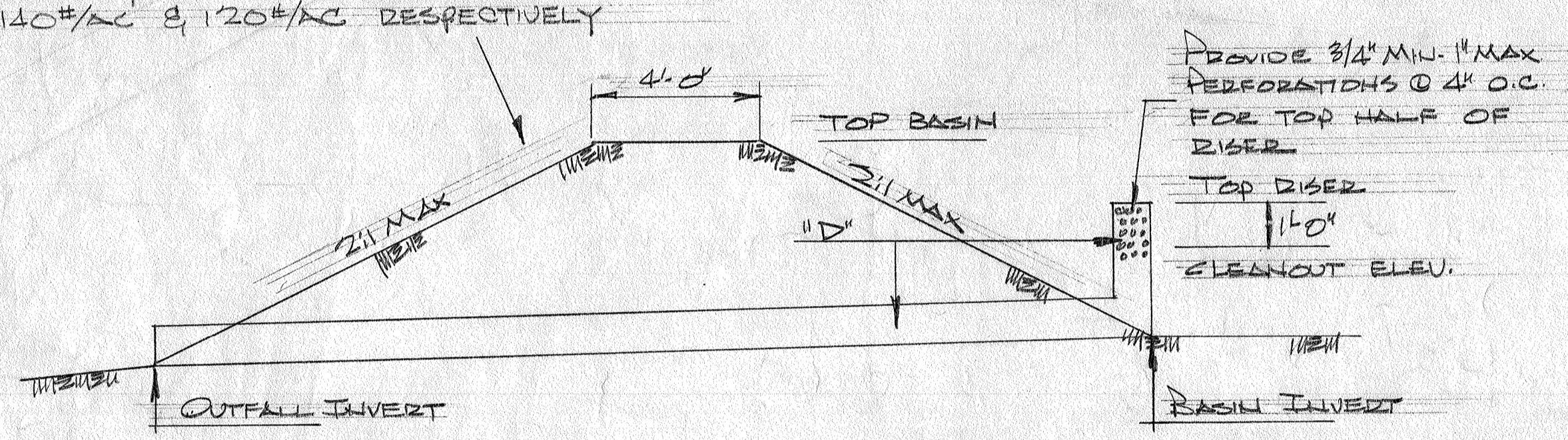
GENERAL NOTES

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

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 CONSERVATION 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 CONSERVATION DISTRICT.
4. CONTROL MEASURES SHOWN ARE TO REMAIN IN PLACE UNTIL THEIR REMOVAL HAS BEEN APPROVED BY THE HOWARD SOIL CONSERVATION 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 } 60#/AC
    - 20% " BLUEGRASS
    - 10% ANHOLD RYE GRASS
    - 2. EMBANKMENT AREAS
      - KENTUCKY 31 TALL FESCUE - 40#/AC
      - CROWMEYER, IMCULATED - 15#/AC
- MULCH: MULCH WITH UNWEATHERED SMALL GRASS STRAW AT THE RATE OF 1/2-2 TONS/AC. ALTHOUGH 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.



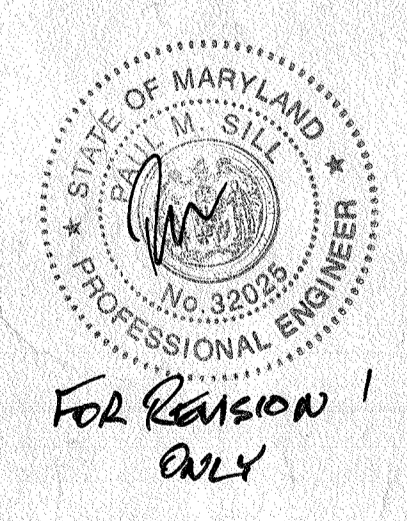
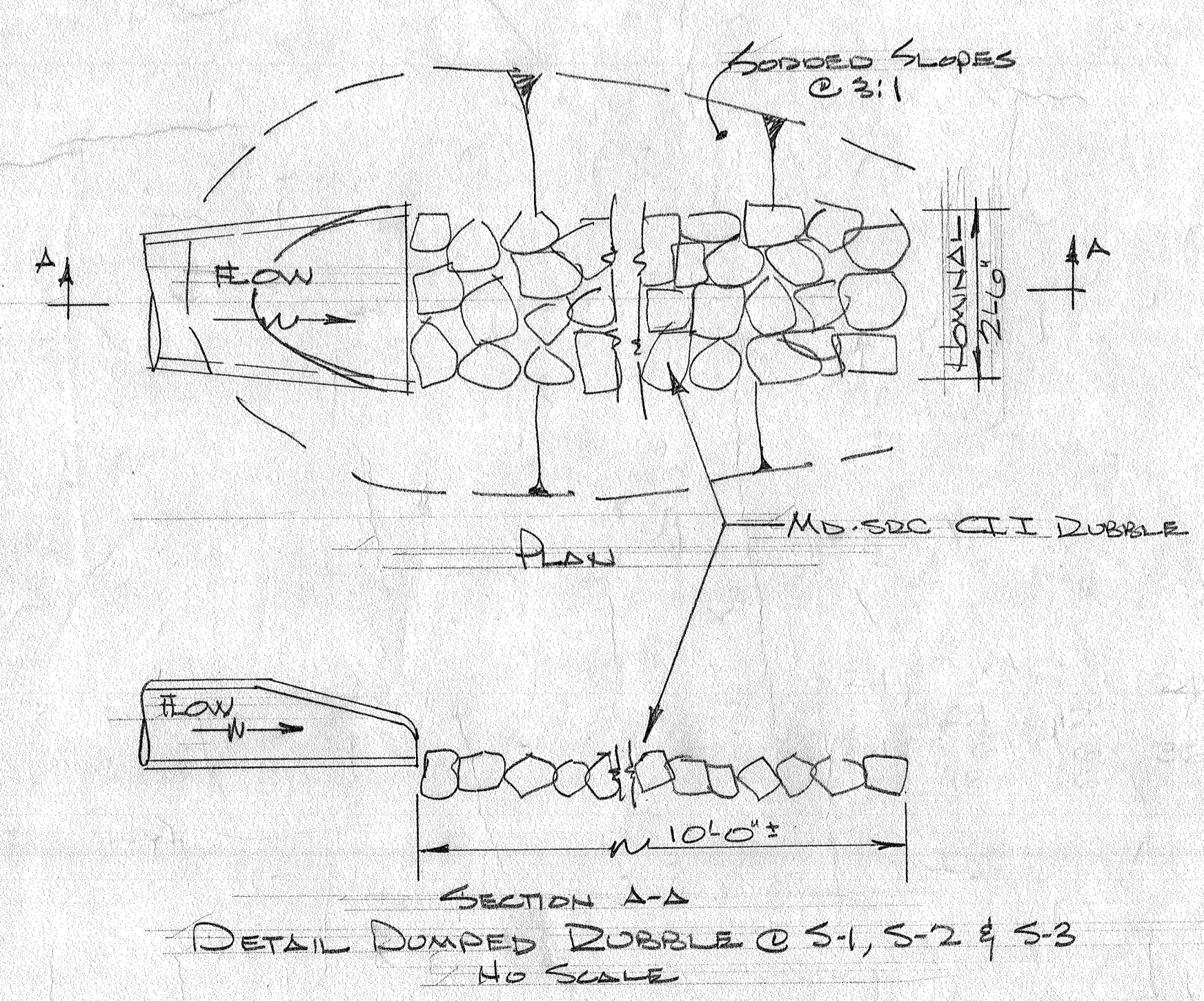
STABILIZE WITH WHEAT OR BARLEY AT THE RATE OF 140#/AC & 120#/AC RESPECTIVELY



SEDIMENT BASIN DETAILS NO SCALE

BASIN #	TOP BASIN	TOP DIKE	BASIN INV.	CUTFALL INV.	DRAINAGE AREA	1 D
1	388.5	387.0	384.0	383.5	2.0 AC	8'
2	388.5	387.0	384.0	383.5	1.9 AC	8'
3	388.0	381.5	378.5	378.2	37 AC	10'
4	384.0	382.5	382.5	382.0	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



FOR REVISION ONLY

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 CONSERVATION DISTRICT.

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

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.

*[Signature]*  
SIGNATURE DATE 11-17-71

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

REVIEWED: *James M. Helm* 3-1-72  
DIST. CONSERVATION DATE  
APPROVED: *Robert W. Zieser* 2-1-72  
HOWARD SOIL CONSERVATION DIST. DATE

NO	REVISION SHEET NUMBER	DESCRIPTION	DATE
			4/8/2023

SEYBOLT, GORE, NEWQUIST & BERLINSKY  
CIVIL ENGINEERS & LAND SURVEYORS  
1111 BONFANT STREET  
SILVER SPRING, MD. 20910  
*Gordon L. Berlinsky* 9-30-71  
GORDON L. BERLINSKY PE #6462

OWNED BY  
JEFFERS HILL DEVELOPMENT CO.  
c/o ROUSE-WATERS INC.  
OAKLAND #2 BUILDING  
COLUMBIA, MD. 21043

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

SEDIMENT CONTROL PLAN  
VILLAGE OF LONGBEACH · JEFFERS HILL · 6TH ELECTION DIST.  
PARCELS A & E & LOT B-2 · SECTION 1, AREA 2 · PB 21#22 FOLIOS 21,22 & 34  
FINAL DEVELOPMENT PLAN · PHASE 09, 39/18, 20 FOLIOS 21-31

SHEET 7 OF 12  
SC-3



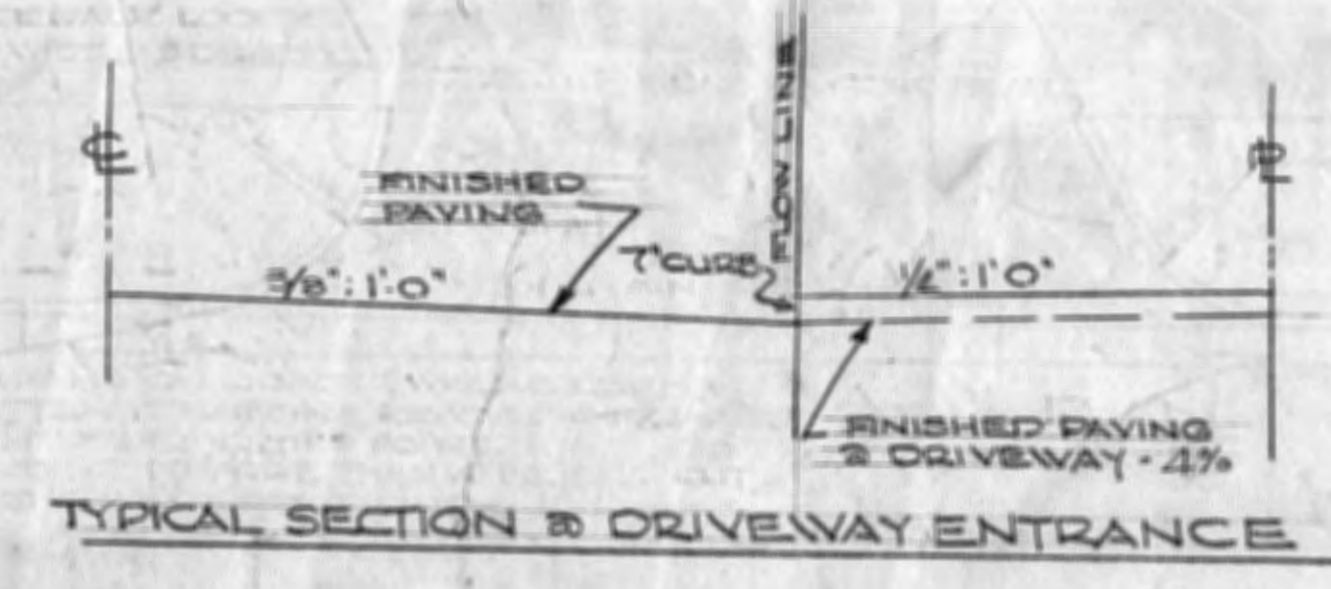
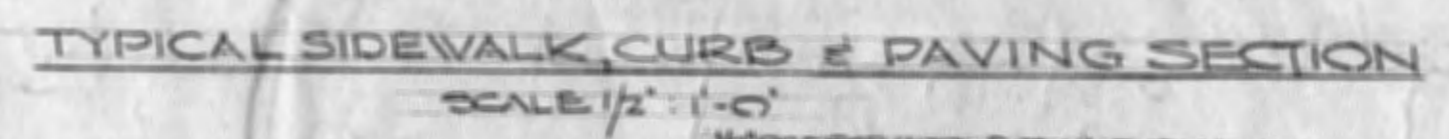
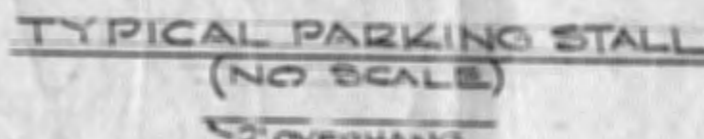




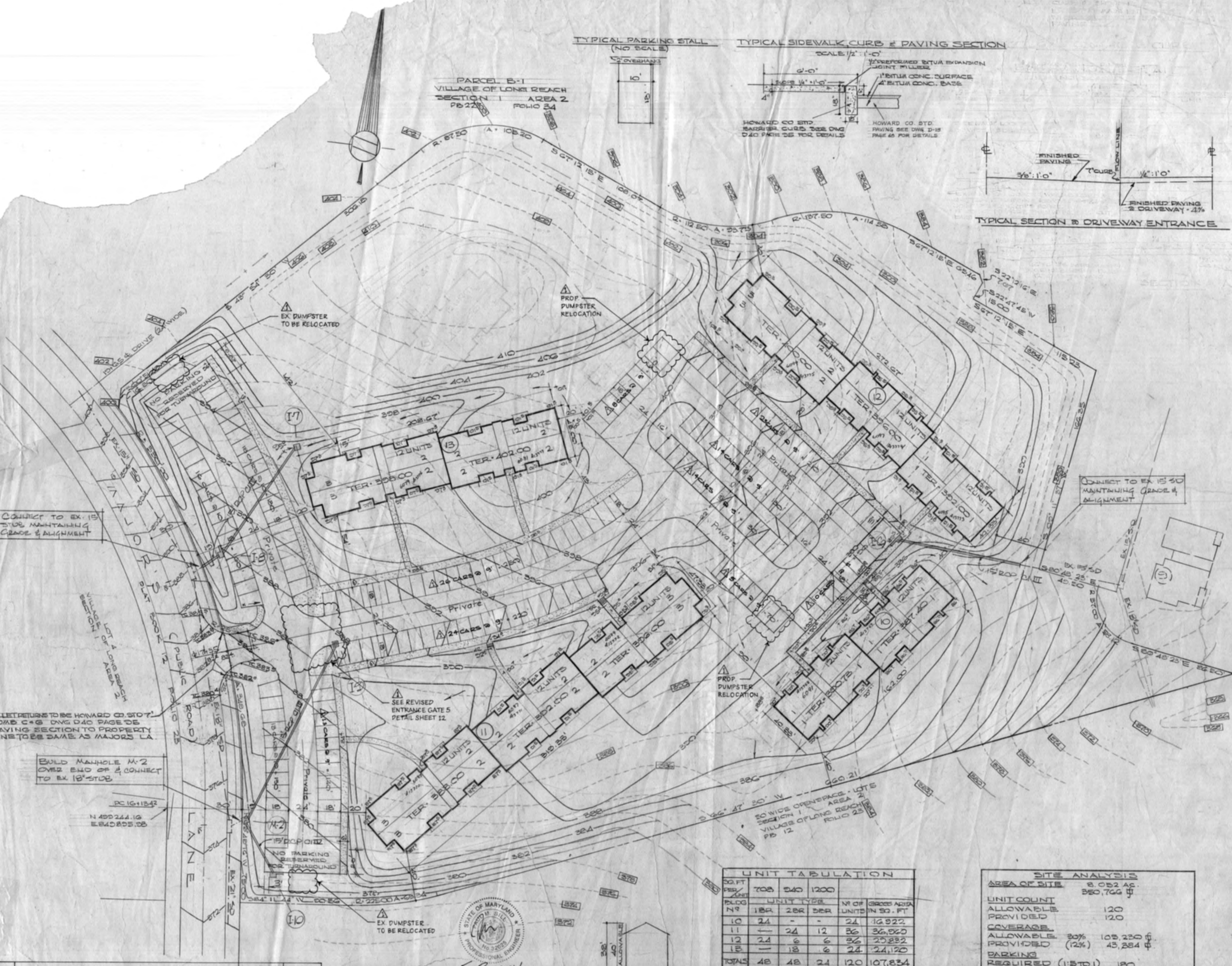
**LEGEND**

EXISTING CONTOURS	---
FINISHED CONTOURS	---
TERRACE FLOOR ELEVATION	TER. 402.00
STEP RISER	2'-0"
SPOT ELEVATION	±
CONCRETE WALK	---
DIRECTION OF DRAINAGE	---

- NOTES**
- BOUNDARY AND TOPOGRAPHY BY SEYBOLT, GORE, NEWQUIST & BERLINSKY APRIL 1971
  - ALL DISTURBED AREAS TO BE SOODED OR SEEDED TO PREVENT SOIL EROSION.
  - ALL DRAINAGE SWALES TO BE TAPPED ROLLED AND SOODED
  - ALL INTERIOR STREETS TO BE PRIVATE
  - LAUNDRY FACILITIES TO BE PROVIDED IN EACH BUILDING



PARCEL B-1  
VILLAGE OF LONG REACH  
SECTION 1 AREA 2  
PB 22 POLCO 24



FILE NUMBER	
PLAN IDENTIFICATION	
APPLICANT'S NAME	DOUSE, WATERS, INC.
ADDRESS	OAKLAND BUILDING COLUMBIA, MARYLAND
TELEPHONE NO.	
PROGRESS DATA CHART	DATE INITIALS
DATE OF ORIGINAL SUBMISSION	
RETURNS	
REVISIONS RECORD BY H.C.P.C.	
APPROVAL OF SITE PLAN	
BUILDING PERMIT APPLICATION REC'D	
BUILDING PERMIT APPLICATION RECD	
USE & OCCUPANCY APPLICATION REC'D	
USE & OCCUPANCY FIELD INSPECTION	
USE & OCCUPANCY PERMIT RELEASED	

SHEET 9 OF 12

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]*  
 DATE 3-20-72

APPROVED FOR ZONING AND PLANNING  
*[Signature]*  
 DATE 3-23-72

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, AND STORM DRAINAGE SYSTEMS & GRADES HOWARD CO., DEPARTMENT OF PUBLIC WORKS  
*[Signature]*  
 DATE 3-22-72

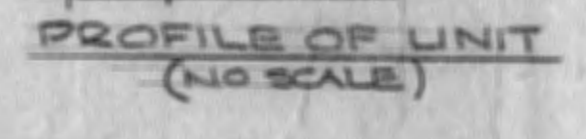
APPROVED  
*[Signature]*  
 DATE 3/22/72

**UNIT TABULATION**

30 FT. FRESH AREA	705	540	1200			
PLD. NO.	18A	28B	38B	NO. OF UNITS	GROSS AREA IN SQ. FT.	
10	24	-	-	24	16,922	
11	24	12	26	26	26,020	
12	24	6	6	26	25,882	
13	-	18	6	24	24,120	
TOTALS	48	48	24	120	107,834	

**SITE ANALYSIS**

AREA OF SITE	8.052 AC.
	250,766 sq. ft.
UNIT COUNT ALLOWABLE	120
PROVIDED	120
COVERAGE ALLOWABLE (20%)	105,250 sq. ft.
PROVIDED (24%)	43,284 sq. ft.
PARKING REQUIRED (1:5 TO 1)	180
PROVIDED	184
ZONING	NEW TOWN (APTS)



NO.	DESCRIPTION	DATE
1	REVISED SHEET NUMBER AND PLAN VIEW TO SHOW ENTRANCE GATE LOCATION AND DUMPSTER RELOCATIONS	4/8/2023

SEYBOLT, GORE, NEWQUIST & BERLINSKY  
 CIVIL ENGINEERS & LAND SURVEYORS  
 3333 BOWEN STREET  
 SILVER SPRING, MD 20910

OWNER  
 JEFFERS HILL DEVELOPMENT CO.  
 96 ROUSE WATERS, INC.  
 OAKLAND BUILDING  
 COLUMBIA, MARYLAND 21045

**COLLINS & KRONSTADT**  
**LEAHY · HOGAN · COLLINS**  
 architects · planners · engineers  
 1111 Spring Street · Silver Spring, Maryland

TAX MAP 50 PARCEL NO. 6

**SITE GRADING & STORM DRAIN PLAN**  
 VILLAGE OF LONG REACH - JEFFERS HILL - 6<sup>TH</sup> ELECTION DIST.  
 PARCEL B, LOT B-2, SECTION 1 AREA 2 PLATBOOK 22 POLCO 34  
 FINAL DEVELOPMENT PLAN PHASE 20 PB 20 POLCO 31-31 COLUMBIA, MD

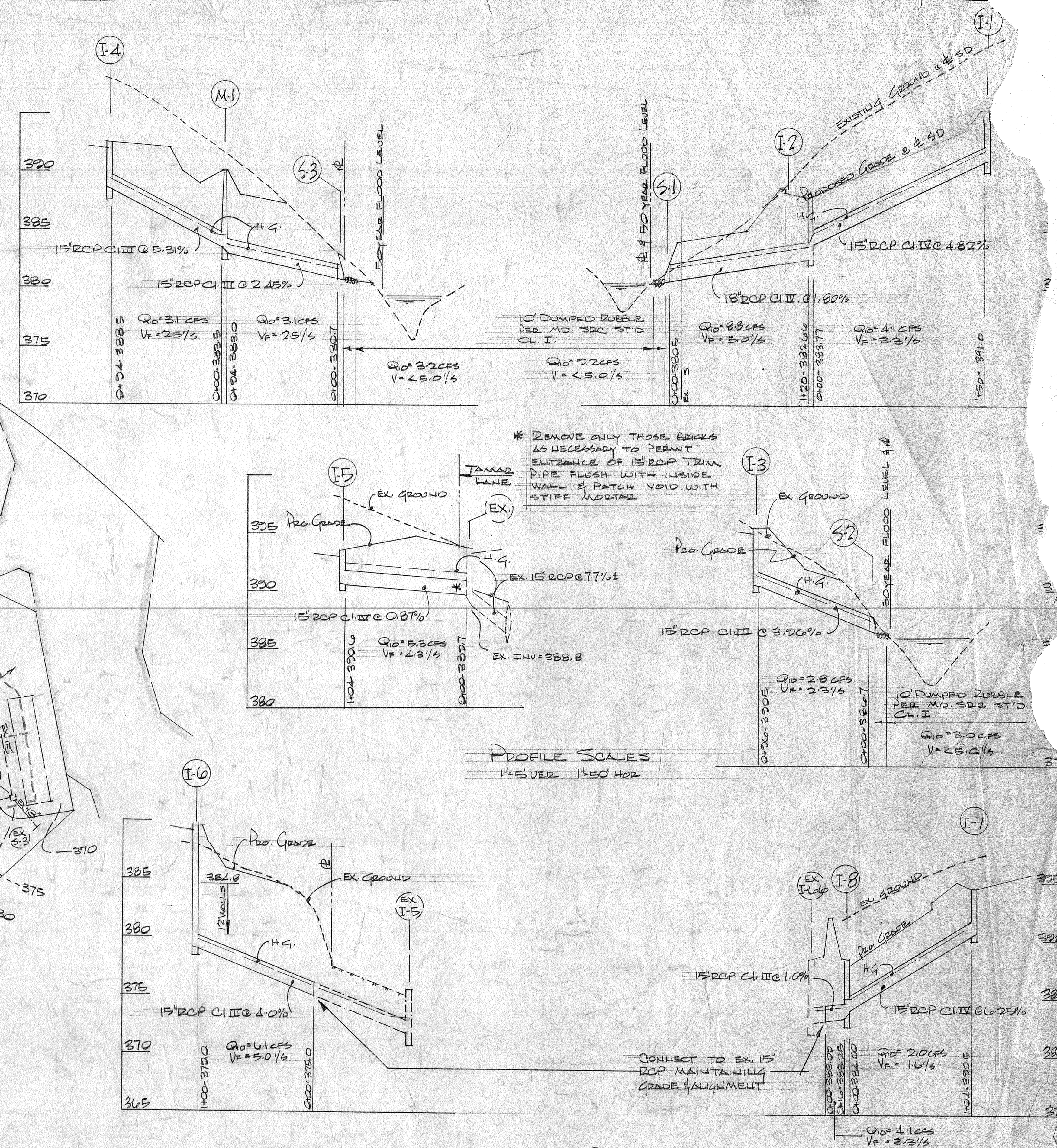
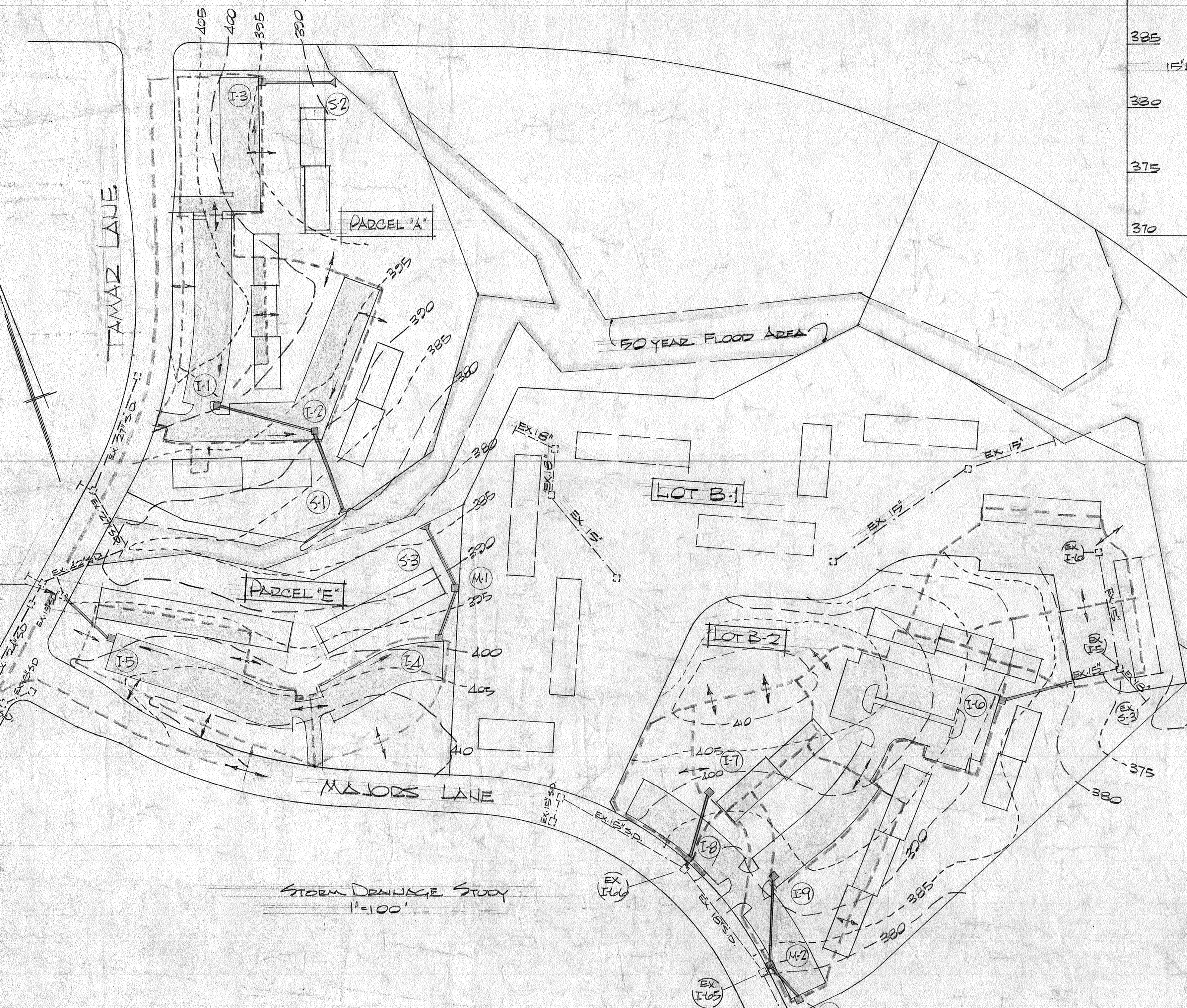
R.A.T. 7130-II 1"=50'







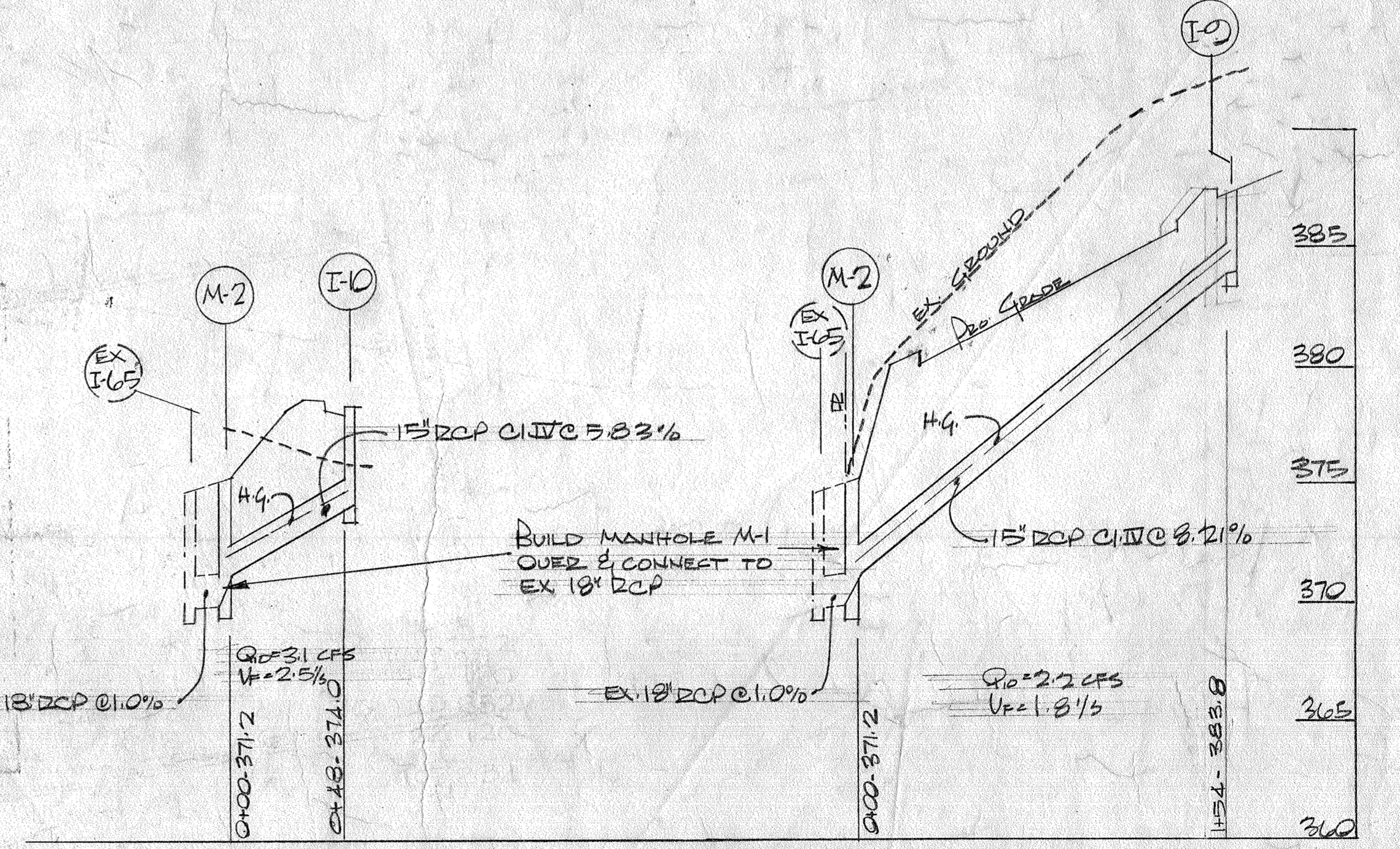
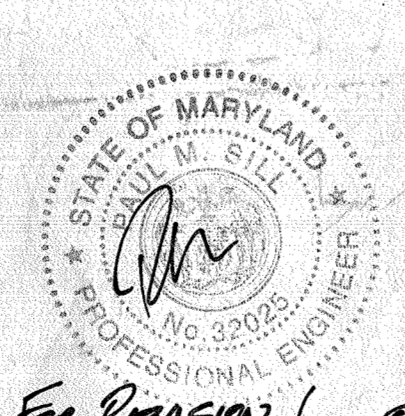
AREA ANALYSIS			
NO	AREA	D	AD
I-1	0.6	0.9	0.54
M	0.8	0.75	0.60
I-2	0.7	0.9	0.63
M	1.0	0.72	0.72
I-3	0.85	0.9	0.765
M	0.85	0.9	0.765
I-4	0.7	0.6	0.42
M	0.4	0.9	0.36
I-5	0.3	0.3	0.09
M	0.7	0.64	0.448
I-6	0.5	0.9	0.45
M	1.2	0.65	0.78
I-7	0.9	0.9	0.81
M	0.9	0.3	0.27
I-8	1.2	0.75	0.90
M	0.1	0.9	0.09
I-9	0.4	0.75	0.30
M	0.3	0.9	0.27
I-10	0.2	0.3	0.06
M	0.5	0.66	0.33
I-11	0.4	0.9	0.36
M	0.3	0.3	0.09
I-12	0.7	0.64	0.448
EX I-13	0.3	0.9	0.27
M	0.2	0.3	0.06
EX I-14	0.5	0.66	0.33
M	0.4	0.3	0.12
I-15	1.0	0.66	0.66



STRUCTURE SCHEDULE				
NO	TYPE	INV. IN	INV. OUT	TOP
I-1	A-5 INLET "W" 24"	-	331.0	339.5
I-2	"E" W/GRATE	333.77	332.00	339.0
I-3	R-10 INLET "W" 24"	-	330.5	335.5
I-4	"	-	338.5	332.5
I-5	"	-	330.6	333.3
I-6	"	-	339.0	330.8
I-7	"E" INLET W/GRATE	-	330.5	334.9
I-8	B-10 INLET "W" 24"	332.0	332.25	338.3
I-9	"E" INLET W/GRATE	-	333.8	337.5
I-10	B-10 INLET "W" 24"	-	334.0	338.3
M-1	A-48" DAM MANHOLE	333.5	333.0	330.0
M-2	B-48" SQUARE	331.2	332.72	335.2
S-1	CONCRETE END SECTION (15')	330.5	-	-
S-2	"	330.7	-	-
S-3	"	330.7	-	-

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15'	RCP CI III	400'
15'	" CI IV	560'
18"	" CI V	120'

\* MD. S2C STD # 308.01



APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE FEB 23 1972  
*William A. Cline*

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT. DATE 3-20-72

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING DATE 3-27-72

APPROVED: FOR PUBLIC WATER, PUBLIC & STORM DRAINAGE SYSTEMS, HOWARD CO. DEPT. OF HIGHWAYS

SHEET 11 OF 12

NO.	REVISED SHEET NUMBER	DESCRIPTION	DATE
			4/8/2023

SEYBOLT, GORE, NEWQUIST & BERLINSKY  
CIVIL ENGINEERS & SURVEYORS  
1111 BOWEN ST.  
COLUMBIA, MD 21046

OWNER:  
JEFFERS HILL DEV. CO.  
410 BOBET WATERS, INC.  
CANTLAND 'D' BUILDING  
COLUMBIA, MD 21046

COLLINS & KRONSTADT  
LEAHY · HOGAN · COLLINS  
architects · planners · engineers  
1111 spring street · silver spring, maryland

TAX MAP 316  
PARCEL NO. 10

STORM DRAIN STUDY, PROFILES & MISC. DETAILS  
VILLAGE OF LONGREACH, JEFFERS HILL - C&E ELECTION DIST.  
PARCEL A SECTION 1, AREA 2 PLAT BOOK 21 FOLIOS 81 AND 82  
FINAL DEVELOPMENT PLAN PHASE 80 Pgs 20 FOLIOS 21 TO 31 - COL., MD

SDP-72-035

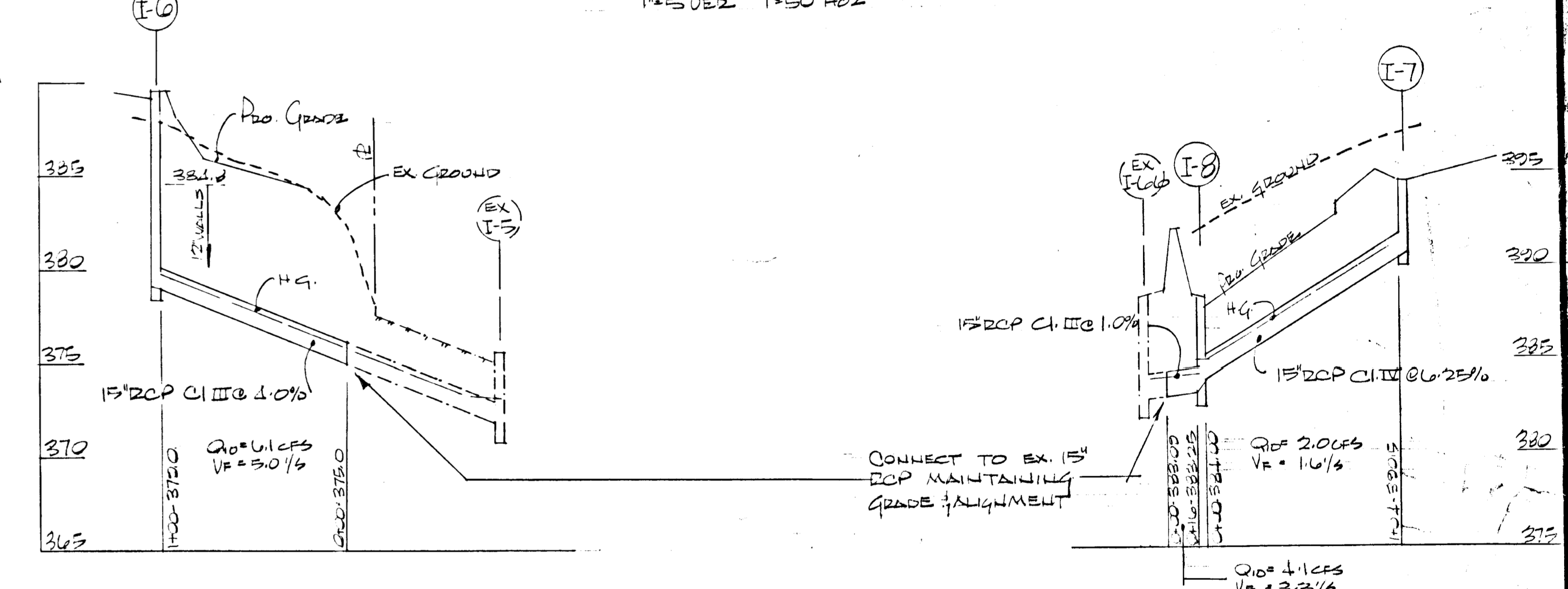
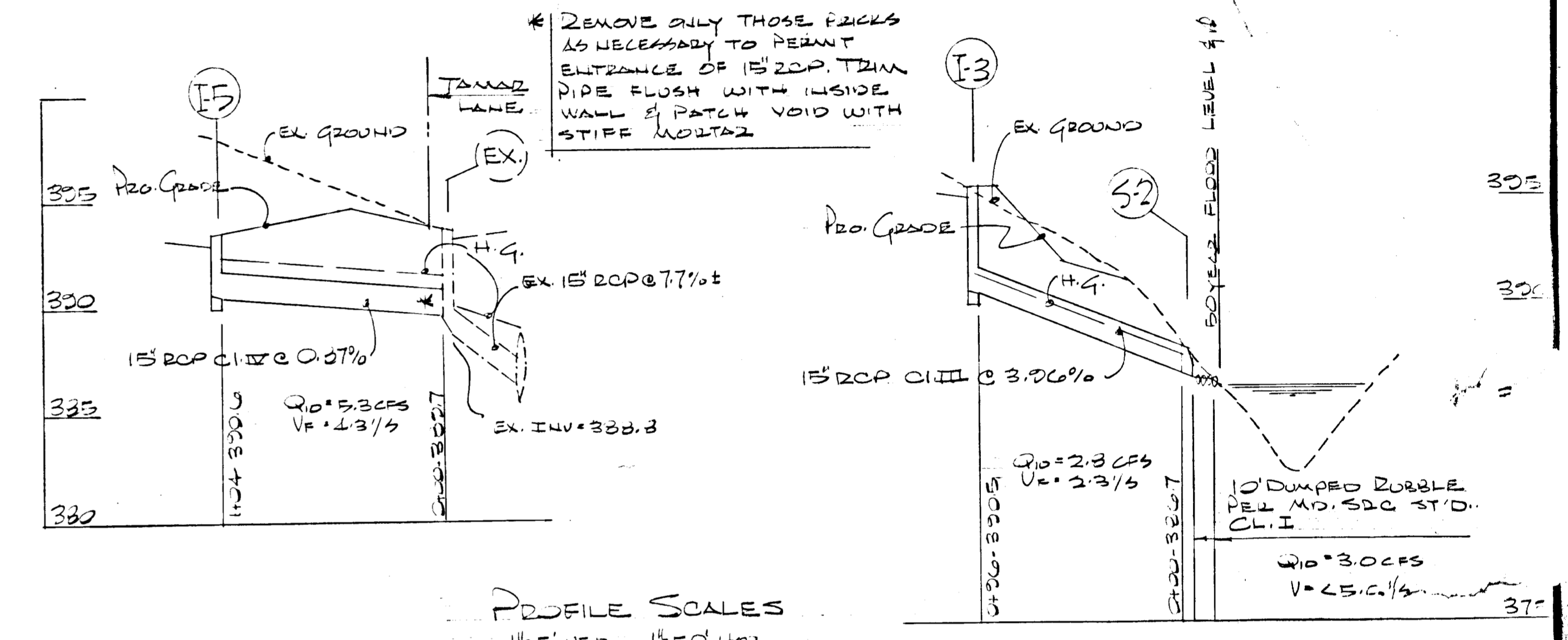
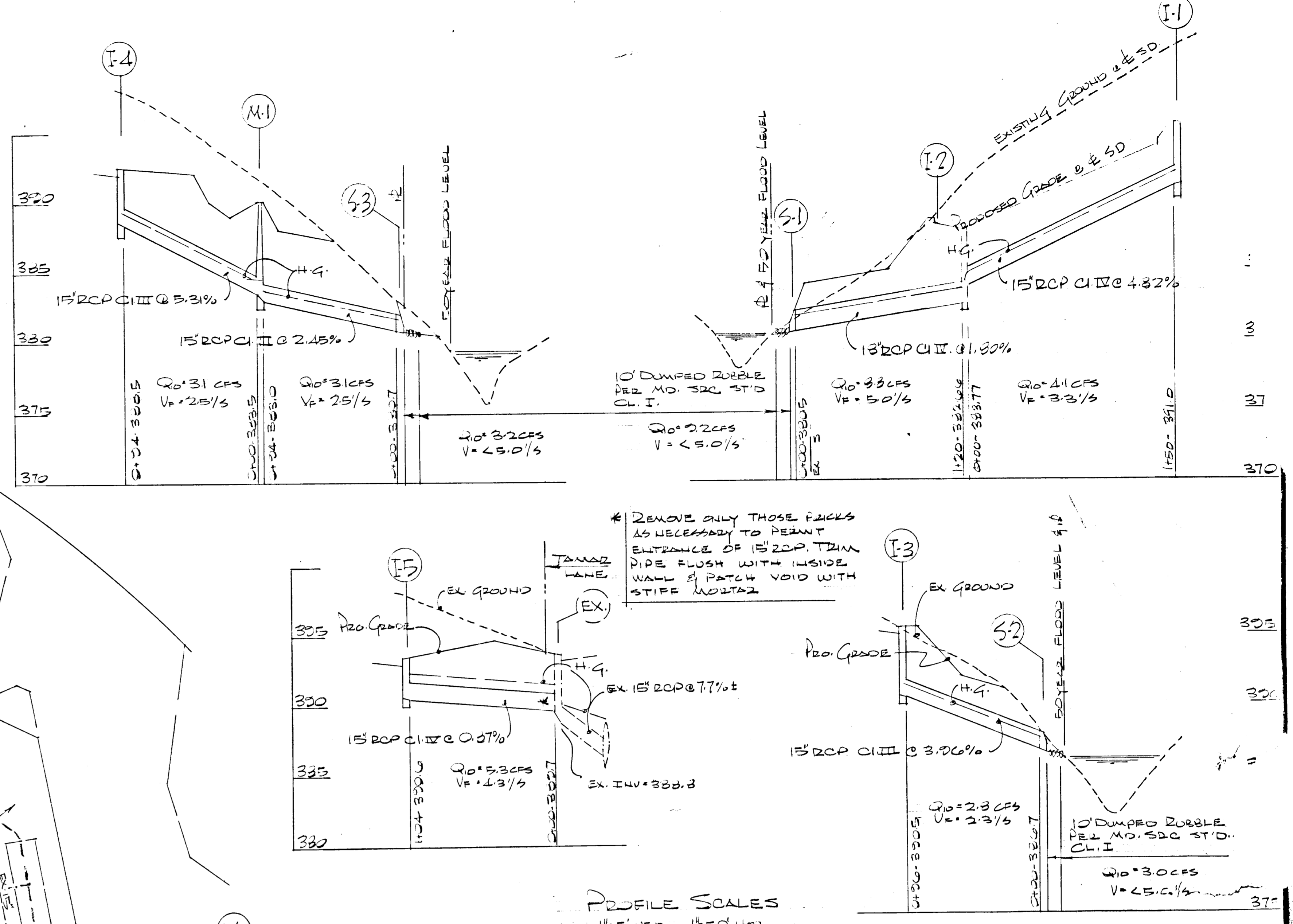
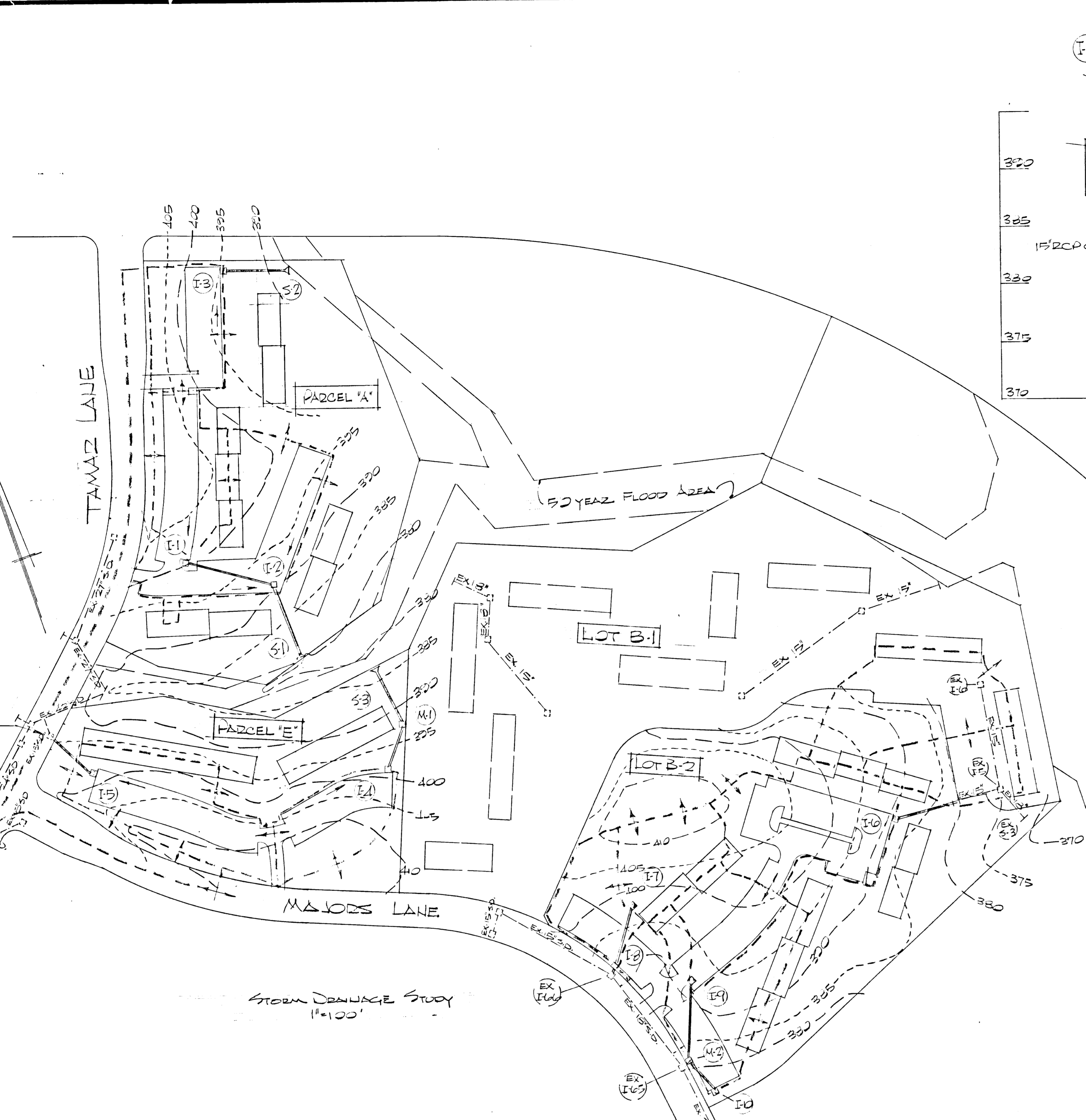






AREA ANALYSIS

No	AREA	D	A2
I-1	0.6	0.3	0.54
I-2	0.3	0.3	0.09
I-3	0.7	0.3	0.63
I-4	0.3	0.3	0.09
I-5	1.0	0.72	0.72
I-6	0.35	0.3	0.32
I-7	0.35	0.3	0.10
I-8	0.70	0.60	0.42
I-9	0.4	0.3	0.36
I-10	0.3	0.3	0.09
I-11	0.7	0.64	0.45
I-12	0.7	0.3	0.63
I-13	0.5	0.3	0.15
I-14	1.2	0.63	0.76
I-15	0.3	0.3	0.31
I-16	0.3	0.3	0.09
I-17	1.2	0.75	0.90
I-18	0.1	0.3	0.03
I-19	0.7	0.3	0.21
I-20	0.8	0.38	0.30
I-21	0.3	0.3	0.27
I-22	0.1	0.3	0.03
I-23	0.4	0.75	0.30
I-24	0.3	0.3	0.27
I-25	0.2	0.3	0.06
I-26	0.3	0.66	0.33
I-27	0.4	0.3	0.54
I-28	0.3	0.3	0.09
I-29	0.7	0.64	0.45
I-30	0.3	0.3	0.27
I-31	0.2	0.3	0.06
I-32	0.3	0.66	0.33
I-33	0.4	0.3	0.54
I-34	0.4	0.3	0.12
I-35	1.0	0.66	0.66



PROFILE SCALES  
 I-1, I-2, I-3: 1" = 5' VERT 1" = 50' HORZ  
 I-4, I-5, I-6, I-7: 1" = 5' VERT 1" = 50' HORZ

STRUCTURE SCHEDULE

No	TYPE	INV. IN	INV. OUT	TOP
I-1	A-5 INLET "W" 2'x6"	—	321.0	325.5
I-2	"E" W/GRADE	333.77	332.00	332.0
I-3	B-10 INLET "W" 2'x6"	—	320.5	325.5
I-4	"	—	322.5	322.5
I-5	"	—	320.6	323.5
I-6	"	—	319.0	322.8
I-7	"E" INLET W/GRADE	—	320.5	324.5
I-8	B-10 INLET "W" 2'x6"	321.0	323.25	328.3
I-9	"E" INLET W/GRADE	—	323.2	327.5
I-10	B-10 INLET "W" 2'x6"	—	324.0	328.3
I-11	A-43" DIAM MANHOLE	323.5	323.0	320.0
M-1	B-43" SQUARE	321.2	322.72	325.2
S-1	CONCRETE END SECTION (15')	320.5	—	—
S-2	"	326.7	—	—
S-3	"	320.7	—	—

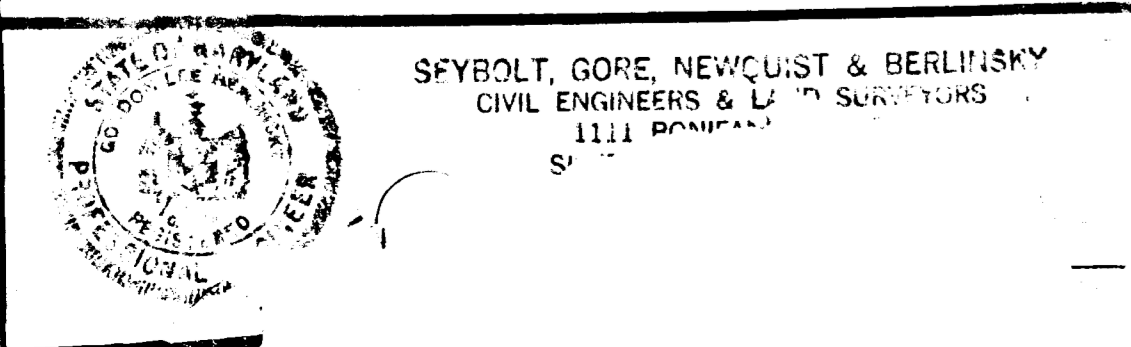
PIPE SCHEDULE

SIZE	TYPE	LENGTH
15"	RCP CI. III	100'
15"	" CI. II	560'
15"	" CI. IV	120'

\* 40. SDC STD # 308.01

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE FEB 23, 1972  
 [Signature]

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
 COUNTY HEALTH OFFICER: [Signature] 3-20-72  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 [Signature] 3-27-72  
 APPROVED: FOR PUBLIC WATER, PUBLIC STORM DRAINAGE SYSTEMS, HOWARD CO. DEPT. OF LAND DEV.  
 [Signature] 3-27-72  
 APPROVED: FOR PUBLIC WATER, PUBLIC STORM DRAINAGE SYSTEMS, HOWARD CO. DEPT. OF HIGHWAYS  
 [Signature]



OWNER:  
 JEFFREYS HILL DEV. CO.  
 40 DOUGLAS-WATERS, INC.  
 ONE AND A HALF BUILDING  
 COLUMBIA, MD 21043

COLLINS & KRONSTADT LEAHY HOGAN COLLINS architects · planners · engineers  
 1111 spring street · silver spring, maryland

STORM DRAIN STUDY, PROFILES & MISC. DETAILS  
 VILLAGE OF LOUGHBOROUGH, JEFFREYS HILL - USE ELECTION LIST  
 PARCEL A SECTION 1 AREA 2 PLAT BOOK 21 FOLIOS 21 AND 22  
 FINAL DEVELOPMENT PLAN PHASE 3D PB 20 FOLIOS 21 TO 21 - COL, MD