



REVISION NUMBER	DESCRIPTION	DATE
2	REVISED SHEET NUMBER AND PLAN VIEW TO SHOW ENTRANCE GATE LOCATIONS	4/3/2023
1	REVISED NAME, SHEET NUMBERS, AND PLAN VIEW	10/27/2021

TAMAR

FOR REVISION #1, 2 ONLY

DRIVE (PUBLIC)

SEE REVISED ENTRANCE GATE 1 DETAIL SHEET 3

SEE REVISED ENTRANCE GATE 2 DETAIL SHEET 3

PARCEL "A"
7.084 AC.

SEE REVISED SITE DEVELOPMENT PLAN SHEET 2

AREA OF MAINTENANCE BUILDING ADDITION ONLY IN EXISTING APARTMENT PROJECT

EXACT SITING OF STRUCTURE TO BE VERIFIED BY ARCHITECT BEFORE ANY EXIST. TREES ARE REMOVED

NOTE:
PER OWNERS REQUEST OF 7/31/75, THE REVISED BUILDING SIZE OF 24' X 28' AND NOTE OF 6/75 IS VOID AND THE APPROVED BUILDING SIZE SHALL BE 24' X 34'.
J.H. Clawson, Jr. 8-8-75
CHIEF, DIVISION OF LAND DEVELOPMENT & TRANSPORTATION PLANNING

NOTE:
BUILDING PERMIT (SERIAL NO. 24936) WAS RELEASED ON THIS APPROVED SITE PLAN FOR A STORAGE SHED OF THE DIMENSIONS 24' X 28'.
J.H. Clawson, Jr. 6/75
CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING

SITE PLAN

1" = 30'

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

VILLAGE OF LONG REACH
TREVOR CONDOMINIUMS
SECTION 1, AREA 2, PARCEL A
PLAT BOOK 21 FOLIO 21
SIXTH ELETION DIST. HOWARD CO. MD.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 12-26-74

Thomas L. Horn

VICINITY MAP
1" = 2000'

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

John A. Moran

COUNTY HEALTH OFFICER

2/1/75

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Horn

PLANNING DIRECTOR

2-6-75

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

William O. Potts

DIRECTOR

1-31-75

CHIEF BUREAU OF HIGHWAYS

William O. Potts

ARCHITECT

PROVIDENCE CHURCH

GLENELG MD. 31737

11-21-75

DATE

SDP-75-21C

SHEET 1 OF 3

SEPT. 9 1975

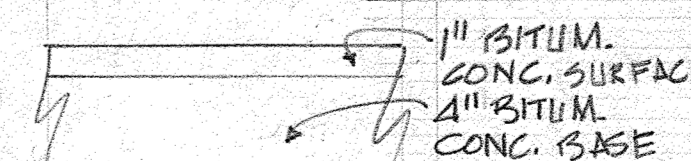
SDP-75-21C

DEVELOPERS SIGNATURE
Thomas L. Horn
DATE 11/13/74
I CERTIFY THAT ALL DEVELOPMENT AND OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL, AND I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

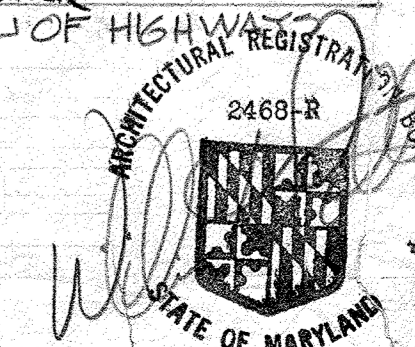
ARCHITECTS SIGNATURE
William O. Potts
DATE 11/13/74
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

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

REVIEWED
James M. Nelson
DIST. CONSERVATIONIST
DATE 1-20-75
APPROVED
Robert Zilman
HOWARD SOIL CONSERVATION DISTRICT
DATE 1-20-75

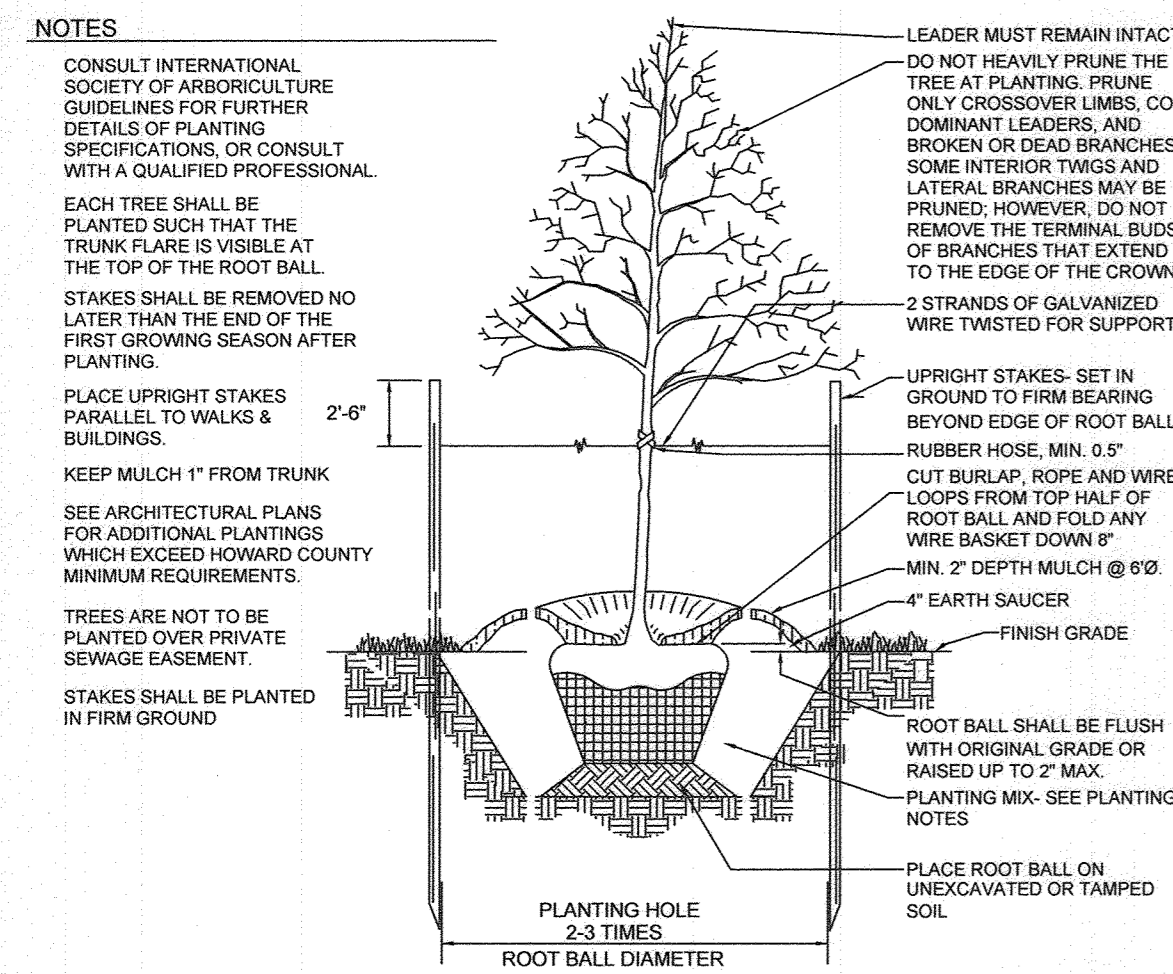


DRIVE WAY PAVING SECTION
1. BASE WILL BE PRIMED IN ACCORD. W/ SEC. C-90-3 AS PROVIDED IN THE HO. CO. ROAD CONST. CODE & STD. SPECS.
2. FINAL COAT IS REQ'D IN ACCORD. W/ SEC. C-514 OF THE HO. CO. ROAD CONST. CODE & STD. SPECS.



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GhB	GLENNELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.43
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.32

- NOTES:
- SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY
 - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

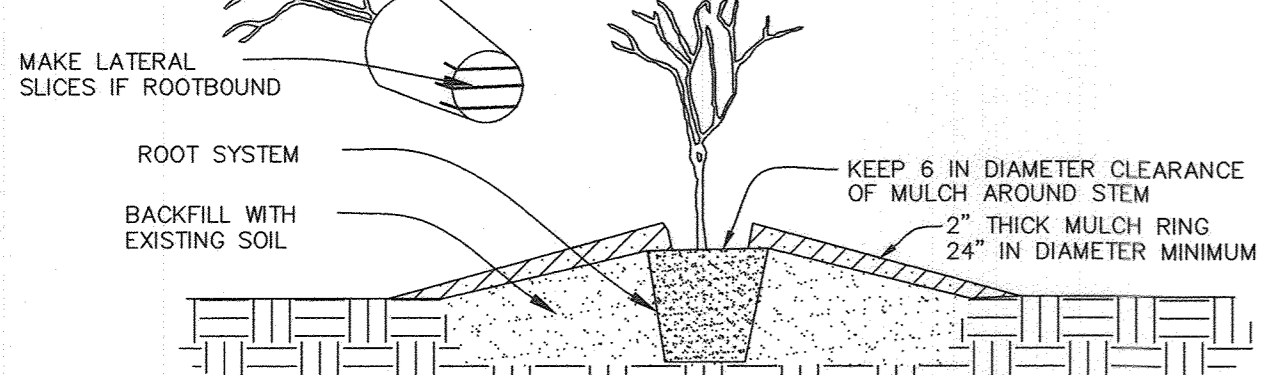


TYPICAL TREE PLANTING AND STAKING

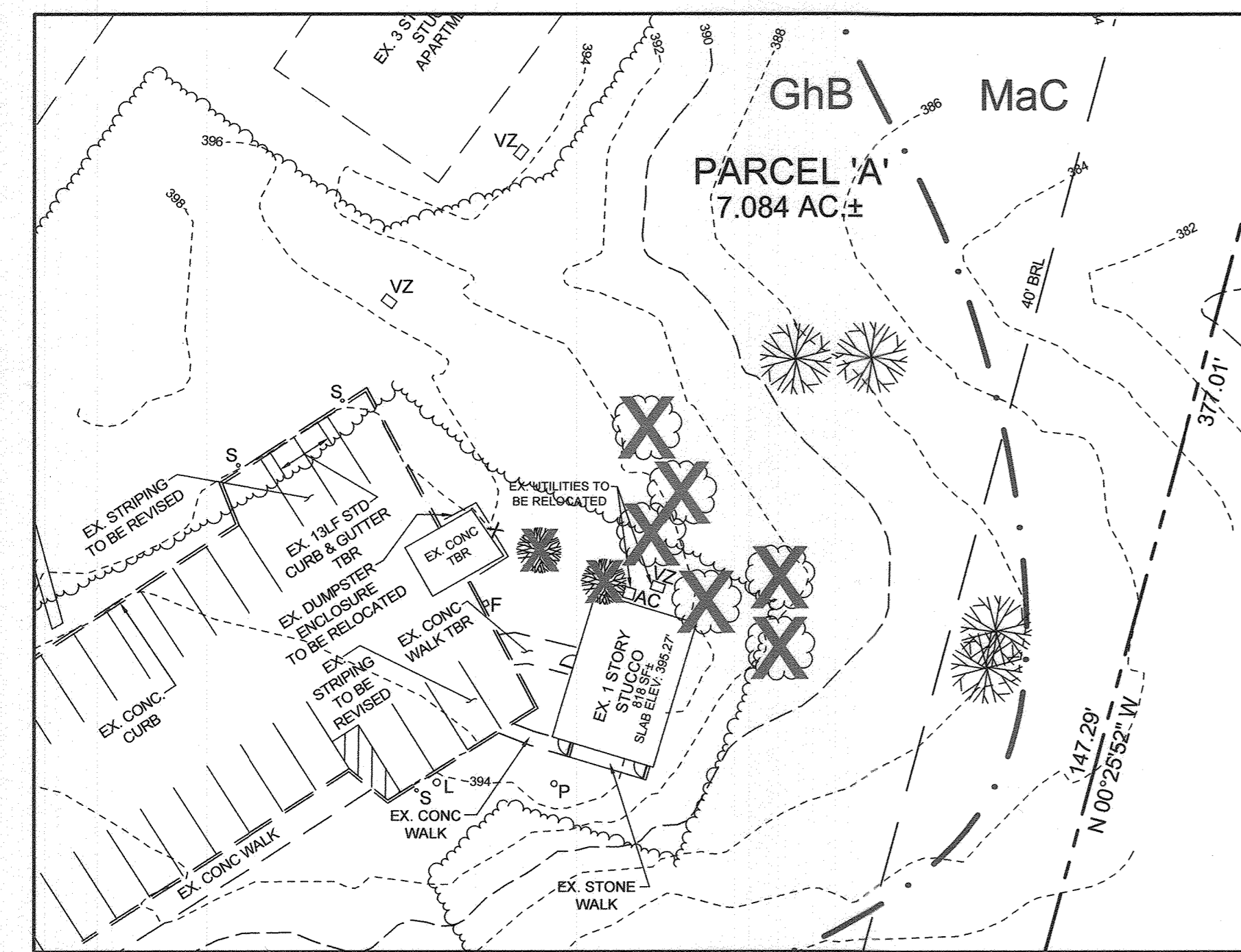
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

PLANTING PROCEDURE FOR CONTAINER GROWN PLANTS

- REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER
- USE A KNIFE TO CUT THROUGH BOTTOM HALF OF THE ROOT BALL
- PLANT SHRUBS ON FORMED UP MOUNDS 4" ABOVE THE EXISTING GRADE WHEN HIGH WATER TABLE CONDITIONS EXIST, OTHERWISE PLANT FLUSH WITH EXISTING GRADE
- PLANTING HOLE TO BE 2-3 TIMES THE DIAMETER OF THE CONTAINER
- INSERT FERTILIZER TABLET, BACKFILL 2/3 OF THE ROOT BALL AND WATER
- AFTER WATER PERCOLATES, BACKFILL HOLE TO TOP OF ROOT BALL AND GENTLY TAMP SOIL TO FIRM CONTACT WITH PLANT
- APPLY MULCH RING AROUND PLANT KEEPING A 6" IN CLEARANCE FROM STEM



CONTAINER PLANTING DETAIL



DEMOLITION PLAN

SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

DATE: 12-16-21
 DATE: 12/30/21
 DATE: 12-20-21

NO.	DESCRIPTION	DATE
2	REVISED SHEET NUMBER	4/3/2023
1	SHOW BUILDING ADDITION, RELOCATION OF DUMPSTER, LANDSCAPING	10/27/2021

REVISIONS

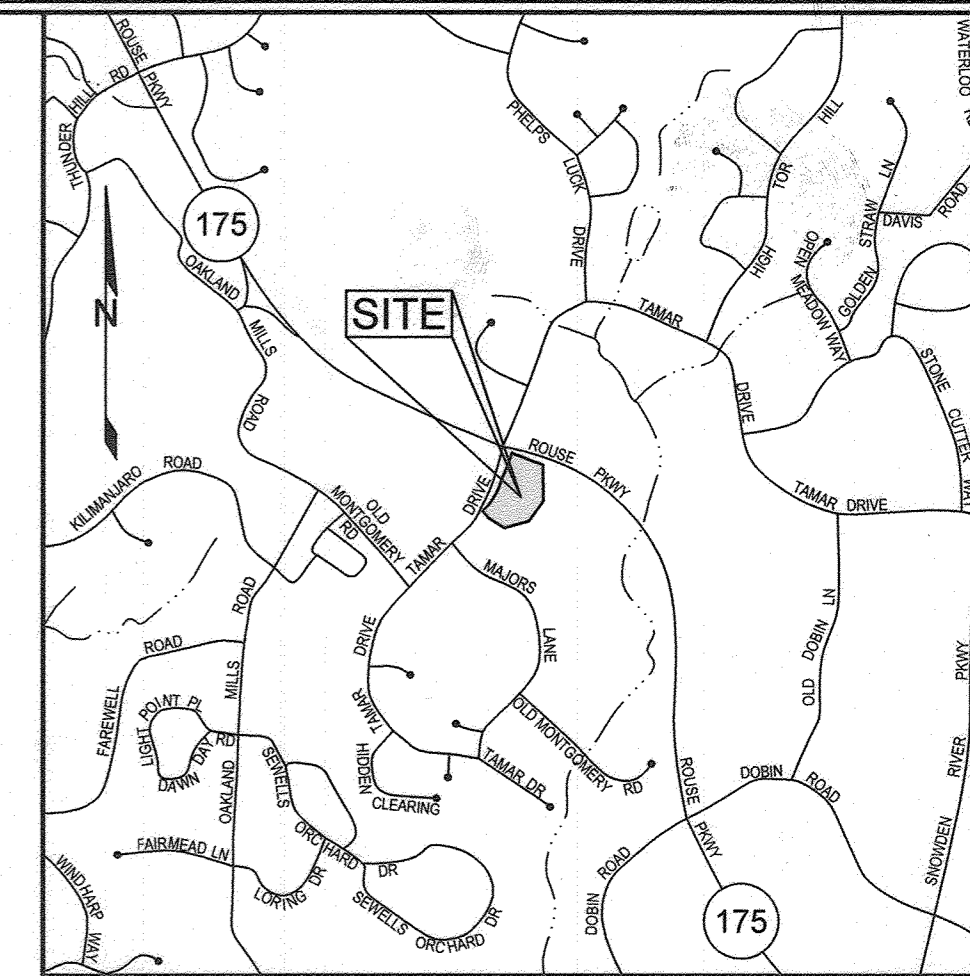
LANDSCAPE PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
(Symbol)	4	CORNUS FLORIDA	FLOWERING DOGWOOD	2 1/2"-3" CAL.	B & B FULL HEAD
(Symbol)	2	BETULA NIGRA	RIVER BIRCH	2 1/2"-3" CAL.	B & B MULTI TRUNK
(Symbol)	2	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2 1/2"-3" HGT.	

LANDSCAPE PLAN NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$1,860.00. A TOTAL OF 8 SHADE TREES: 6 X \$300 AND 2 SHRUBS, 2 X \$30 = \$1,860.00
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THE SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- FLOODPLAIN BOUNDARY
- SOIL BOUNDARY
- BORING LOCATION
- EXISTING VERIZON BOX
- EXISTING AIR CONDITIONER
- EXISTING FREE LIBRARY
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING PET RECEPTACLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- TO BE REMOVED
- EXISTING TREE
- EXISTING TREES TO BE REMOVED
- PROPOSED P-2 PAVING SECTION
- LIMIT OF DISTURBANCE



VICINITY MAP

SCALE: 1"=2000'

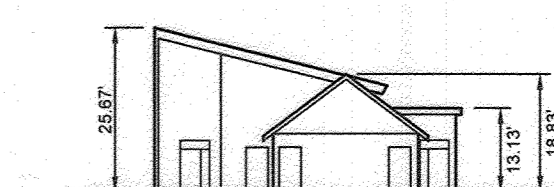
GENERAL NOTES

- SUBJECT PROPERTY ZONED NT
- PROPERTY ADDRESS: 5913 TAMAR DRIVE
- HOWARD COUNTY FILE # FDP-89-A-1, PLAT BOOK 21 PAGE 20, RECORD PLAT 5140, 467-W8S, 374-W8S
- THE BOUNDARY SHOWN HEREON IS BASED ON RECORD PLAT 21-020
- THE TOPOGRAPHY SHOWN WITHIN THE AREA OF PROPOSED CONDITIONS IS AT TWO FOOT INTERVALS AND IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY NIT ASSOCIATES IN SEPTEMBER 2019. THE TOPOGRAPHY OUTSIDE THE AREA OF PROPOSED CONDITIONS IS TAKEN FROM THE HOWARD COUNTY GIS FLOW IN 2011
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY SILL ENGINEERING GROUP, LLC IN NOVEMBER 2019. THERE ARE NO STREAMS, WETLANDS, FLOODPLAINS OR THEIR BUFFERS WITHIN THE LIMIT OF DISTURBANCE
- NO SPECIMEN TREES WILL BE REMOVED WITH THIS DEVELOPMENT
- ASPHALT PAVING REPLACEMENT TO BE PAVING SECTION P-2 PER HOWARD COUNTY STANDARD DETAIL R-3-01
- PARKING REQUIREMENTS FOR APARTMENT USES PER FINAL DEVELOPMENT PLAN PHASE 89, VILLAGE OF LONG REACH SECTION 1 AREA 2:
 - 1.5 SPACES PER UNIT (108 UNITS)
 - REQUIRED = 162 SPACES
 - PROVIDED = 171 SPACES (INCLUDING 1 VAN ACCESSIBLE HC SPACE 9'X18')
 - COMMUNITY OFFICE/CLUBHOUSE
 - NONE REQUIRED
- THE PROPOSED LIMIT OF DISTURBANCE WILL BE 4,980 SF, THEREFORE THE STANDARD HOWARD COUNTY SEDIMENT CONTROL PLAN CAN BE UTILIZED
- COVERAGE REQUIREMENTS PER SECTION 17.031 E STATE THAT IN NO EVENT SHALL MORE THAN 30% OF ANY PARCEL DEVOTED TO APARTMENT USES BE COVERED BY BUILDINGS OR OTHER MAJOR STRUCTURES. NO LIMITATION IS IMPOSED UPON THE AREAS USED FOR SIDEWALKS, PAVED PARKING AREAS, TREES AND SHRUBBERY, AND SIMILAR MINOR STRUCTURES.
 - EXISTING APARTMENT LOT COVERAGE = 43,230.52 SF = 14.0% OF LOT
 - PROPOSED APARTMENT LOT COVERAGE = 45,363.98 SF = 14.7% OF LOT

THE PURPOSE OF THIS SHEET IS TO SHOW AS-BUILT AND PROPOSED CONDITIONS

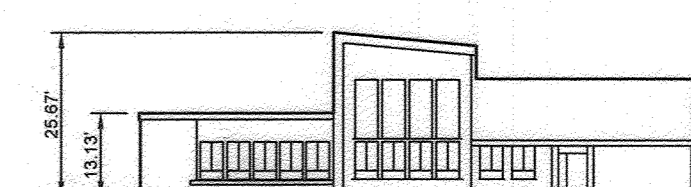
NOTE: THE COMBINED TOTAL LOD OF 4,980 SF IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE INCREASE EXCEEDING 5,000 SF SHALL BE REQUIRED TO MEET CURRENT STORMWATER MANAGEMENT CRITERIA.

CONTRACTOR TO ENSURE ALL PROPOSED EXTERIOR ACCESS WAYS, INCLUDING SIDEWALKS, RAMPS, STAIRS, AND HANDICAP ACCESSIBLE AREAS COMPLY WITH THE MOST RECENT APPLICABLE VERSION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.



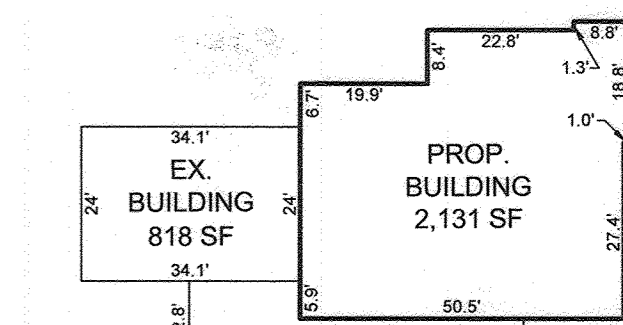
RIGHT BUILDING ELEVATION

SCALE: 1"=30'



FRONT BUILDING ELEVATION

SCALE: 1"=30'



BUILDING DIMENSIONS

SCALE: 1"=30'

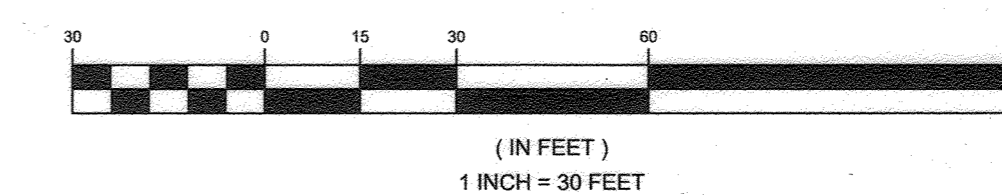
PLANTING/SOIL SPECIFICATIONS

- INSTALLATION OF B&B / CONTAINER STOCK SHALL BE PERFORMED MARCH 15 - MAY 30 OR SEPTEMBER 15 - NOVEMBER 15
- DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS PER GENERAL CONSTRUCTION PLAN FOR PROJECT. PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.
- BAREROOT PLANTS SHALL BE INSTALLED SO THAT THE TOP OF ROOT MASS IS LEVEL WITH THE TOP EXISTING GRADE. ROOTS SHALL BE DIPPED IN AN ANTI-DESICCANT GEL PRIOR TO PLANTING. BACKFILL IN THE PLANTING PITS SHALL CONSIST OF 3 PARTS EXISTING SOIL AND 1 PART FINE FINES OR EQUIVALENT.
- FERTILIZER SHALL CONSIST OF AGRIFORM 22-8-2, OR EQUIVALENT, APPLIED AS PER MANUFACTURERS' SPECIFICATIONS. FOR WOODY PLANTS, HERBACEOUS PLANTS SHALL BE FERTILIZED WITH OSMOCOTE 8-6-12
- PLANTS SHALL BE TRANSPORTED TO THE SITE IN A TARPED OR COVERED TRUCK. PLANTS SHALL BE KEPT MOIST PRIOR TO PLANTING.
- ALL NON-ORGANIC DEBRIS ASSOCIATED WITH THE PLANTING OPERATION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLAN VIEW

SCALE: 1"=30'

GRAPHIC SCALE



**REVISED SITE DEVELOPMENT PLAN
 TROVER CONDOMINIUMS
 VILLAGE OF LONG REACH**

SECTION 1 AREA 2
 5913 TAMAR DRIVE

TAX MAP 38 GRID 11 6TH ELECTION DISTRICT PARCEL 337 HOWARD COUNTY, MARYLAND

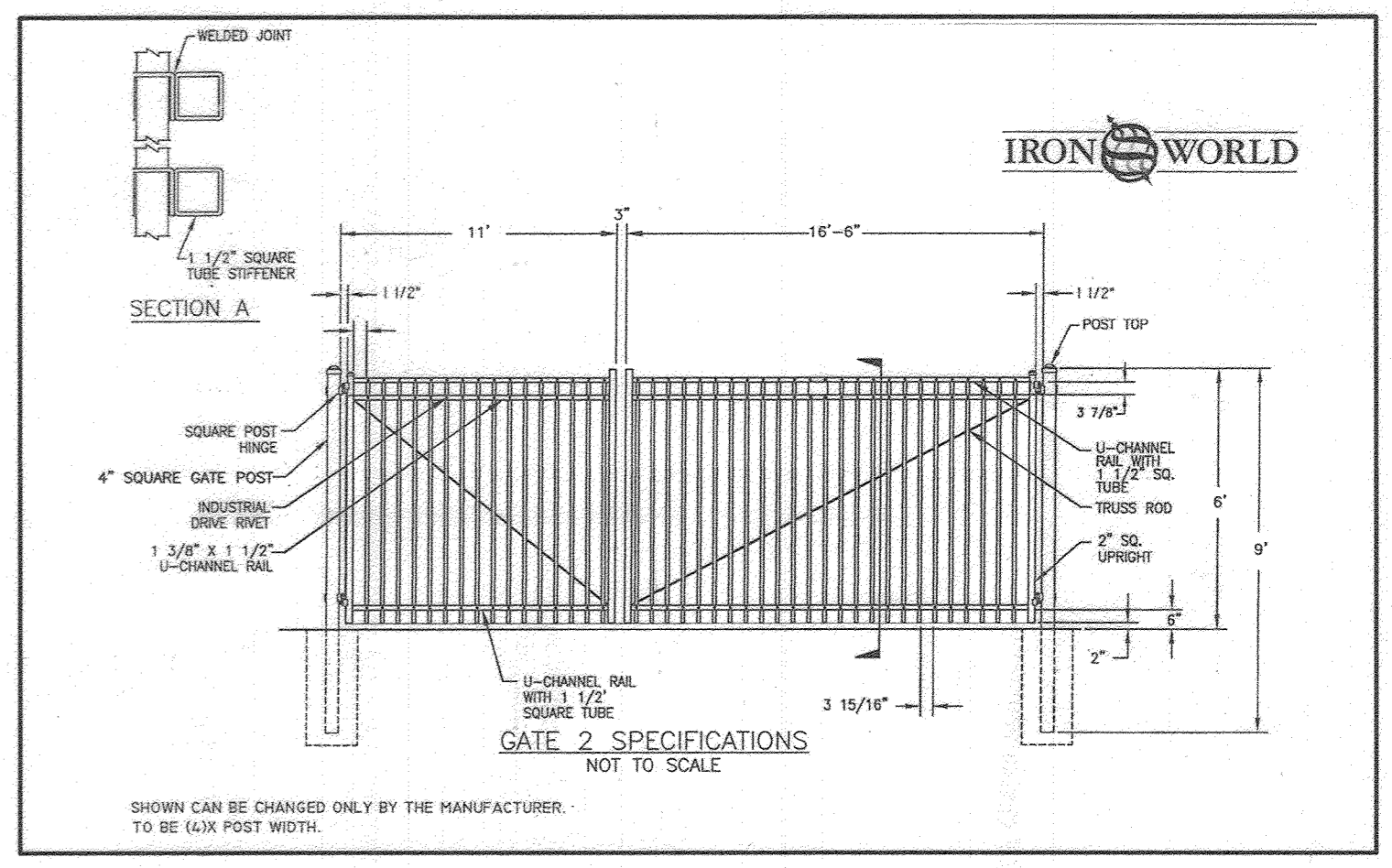
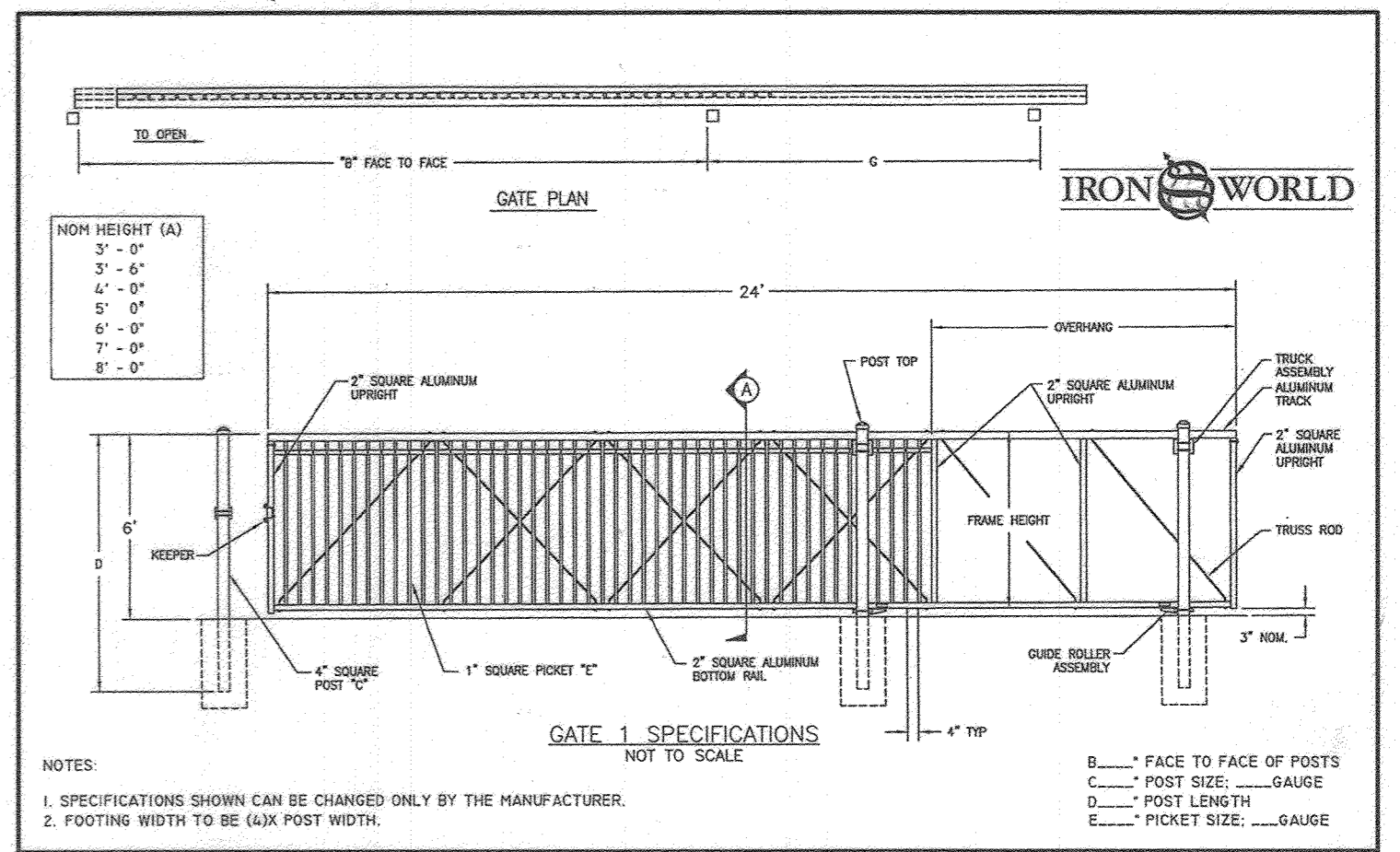
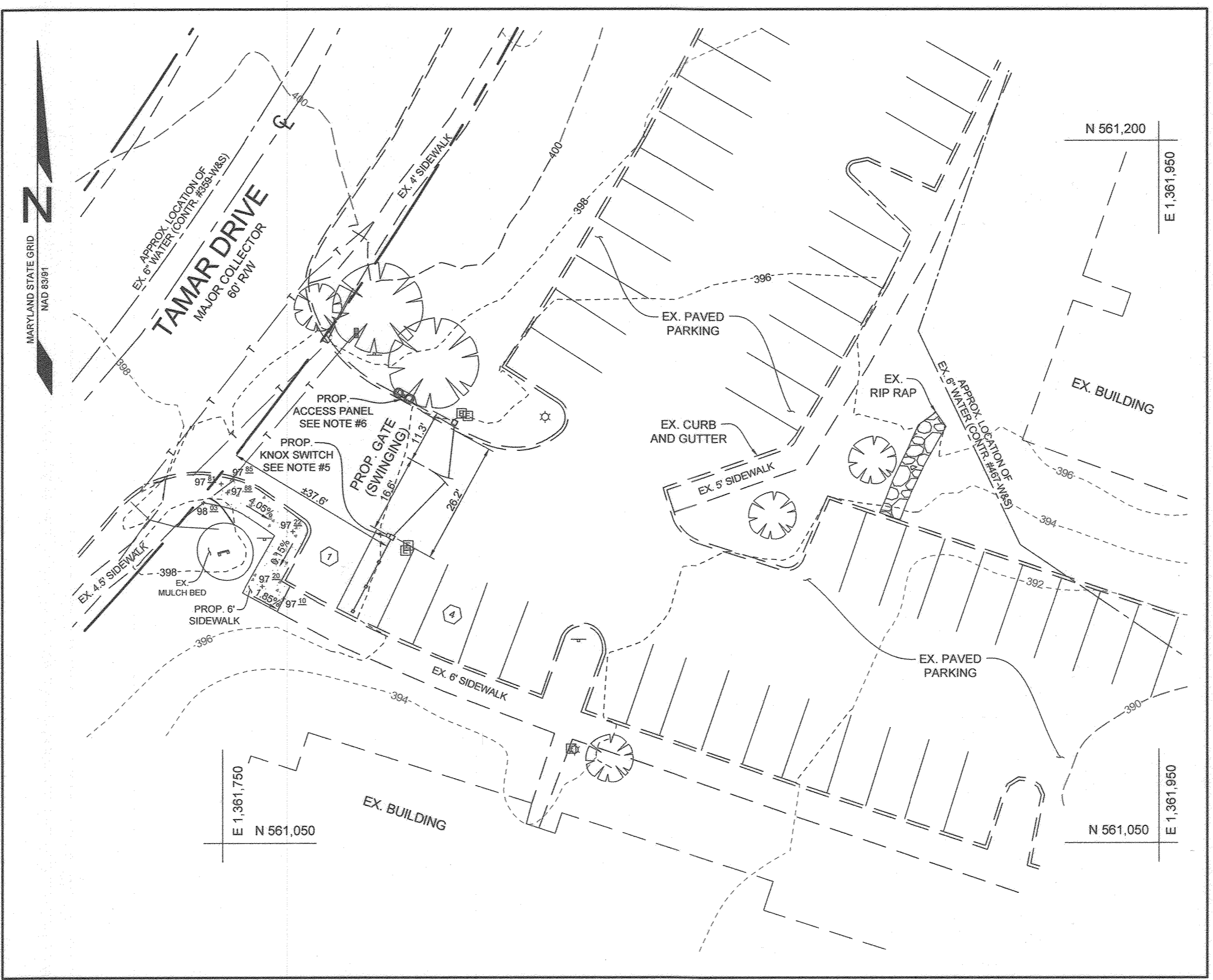
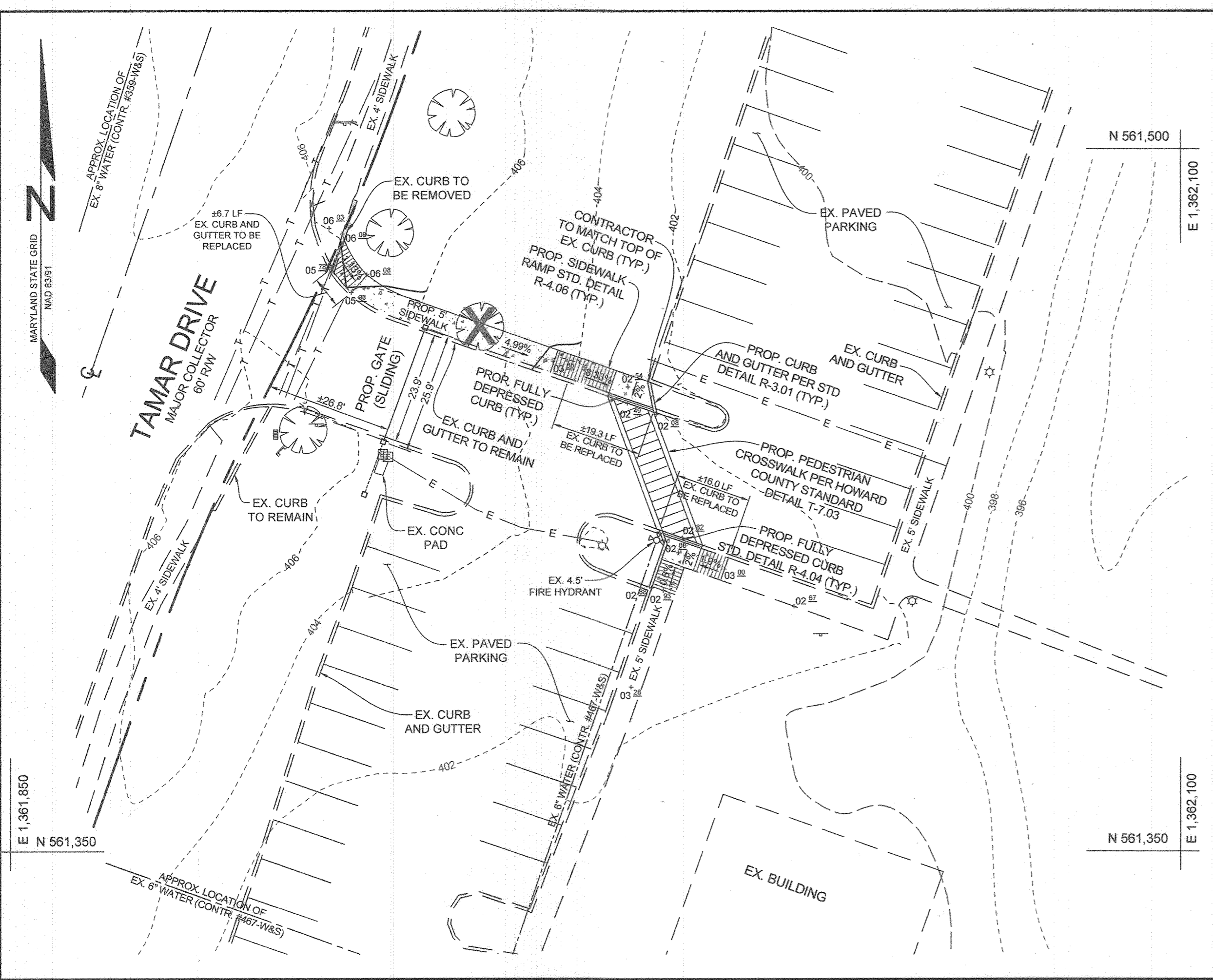
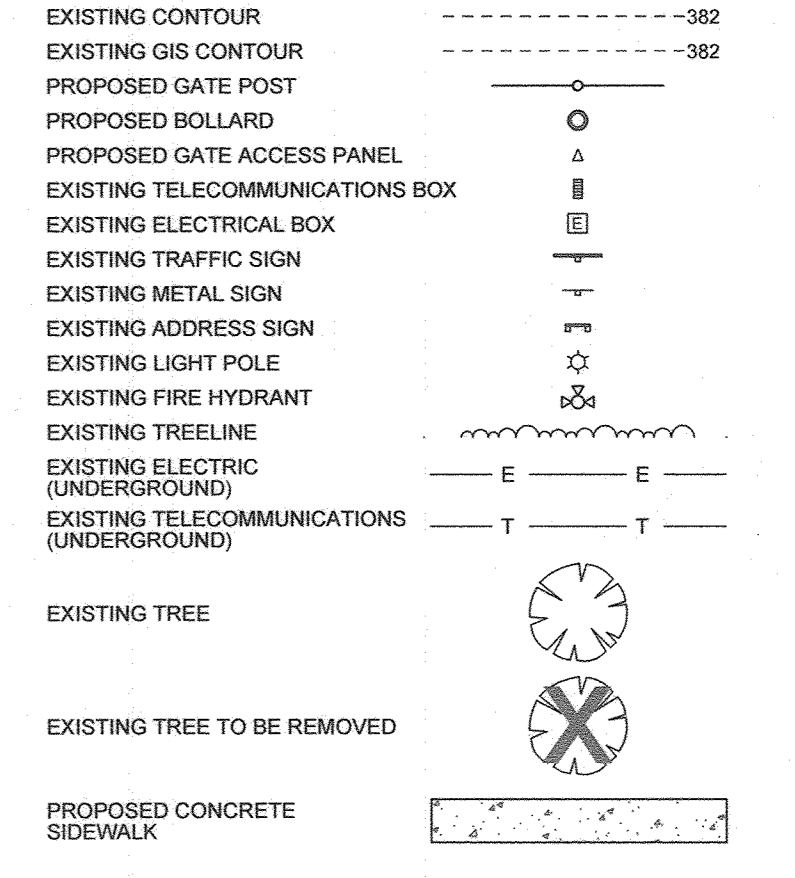
		DESIGN BY: PS DRAWN BY: AC CHECKED BY: PS SCALE: AS SHOWN DATE: DECEMBER 7, 2021 PROJECT #: 18-093 SHEET #: 2 of 3
	16005 Frederick Road Woodbine, Maryland 21797 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	
	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2023	

NOTE: THE LOD OF 945 SF IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE INCREASE EXCEEDING 5,000 SF SHALL BE REQUIRED TO MEET CURRENT STORMWATER MANAGEMENT CRITERIA.

GENERAL NOTES

- SUBJECT PROPERTY ZONED NT PER 10-06-2013 COMPREHENSIVE ZONING PLAN.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: PLAT 5140, FDP-89, FDP-89-A-1, 359-W5, 467-W5.
- THE BOUNDARY SHOWN HEREON IS BASED ON HOWARD COUNTY TAX MAP INFO & RECORD PLAT NO. 5140.
- THE EXISTING TOPOGRAPHY SHOWN WITHIN THE DEVELOPED AREA IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SEG LAND SURVEYING, LLC IN JUNE OF 2022. TOPOGRAPHY OUTSIDE THE DEVELOPED AREA IS BASED ON HOWARD COUNTY GIS FLOWIN IN 2018.
- PROPOSED SINGLE KNOX KEY SWITCH MODEL NO. 3502 TO BE MOUNTED ON FACE OF SQUARE GATE POST NEAR GATE OPERATOR FOR EMERGENCY FIRE ACCESS USING BELL BRAND STANDARD SINGLE GANG ELECTRICAL BOX MODEL NO. 5324-0, OR EQUIVALENT, PER MANUFACTURER RECOMMENDATIONS (PAINT TO MATCH GATE POST). PLEASE SEE PLAN FOR KNOX SWITCH LOCATION. KNOX SWITCH WILL ONLY BE INSTALLED AT GATE 2. GATE 1 IS EXIT ONLY AND OPENS BY MOTION SENSOR FOR ALL VEHICLES.
- GATE ACCESS PANEL IS TO BE MOUNTED ON SECURITY BRANDS INC. PEDESTAL MODEL NO. 18-001 PER MANUFACTURER RECOMMENDATIONS. GATE ACCESS PANEL IS ONLY USED FOR GATE 2. GATE 1 IS EXIT ONLY AND OPENS BY MOTION SENSOR FOR ALL VEHICLES.

LEGEND



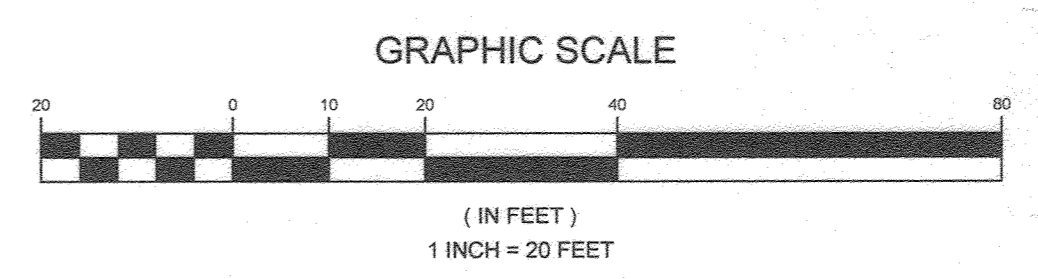
SEE SDP-72-035 AND SDP-72-009 FOR OTHER ENTRANCE GATE DETAILS TO THE TROVER CONDOMINIUMS DEVELOPMENT

SHEET ADDED TO SHOW ENTRANCE GATE DETAILS

**ENTRANCE GATE DETAILS
TROVER CONDOMINIUMS
VILLAGE OF LONG REACH**

5913 TAMAR DRIVE
TAX MAP 36 GRID 11
6TH ELECTION DISTRICT
PARCEL 337
HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Elmer
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.12.23
Michelle Sauer
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7/18/23
Demetrius Edwards
 DIRECTOR
 DATE: 7/18/23



DESIGN BY: PS
 DRAWN BY: AC
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: MAY 11, 2023
 PROJECT #: 18-093-01
 SHEET #: 3 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32028, EXPIRATION DATE JUNE 26, 2023