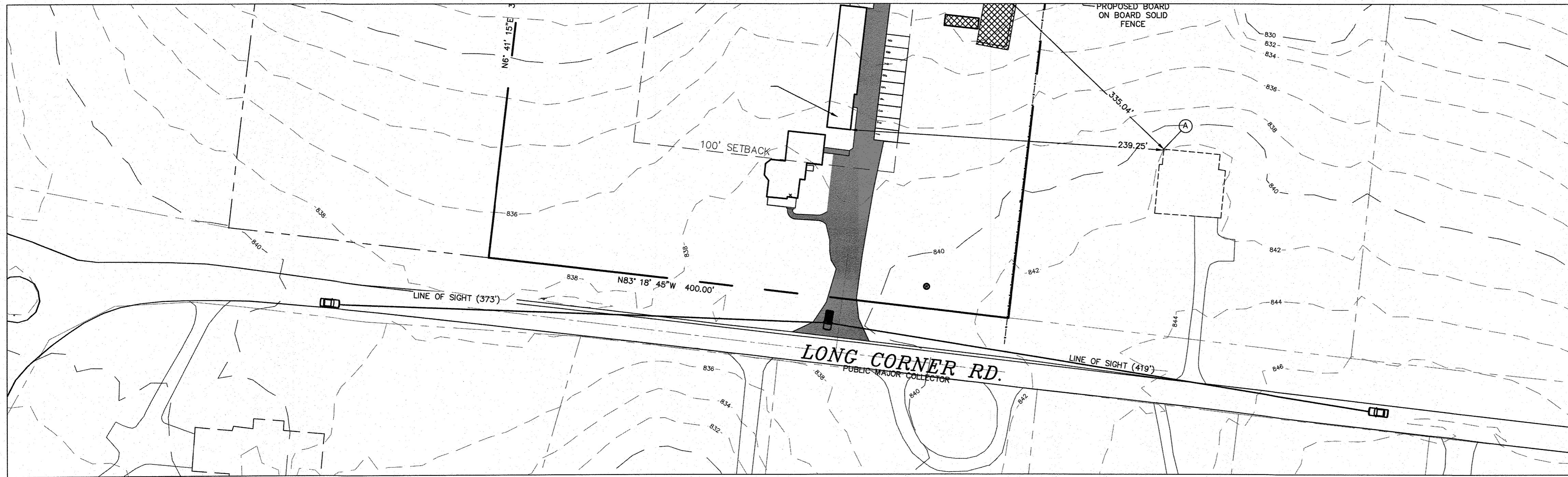


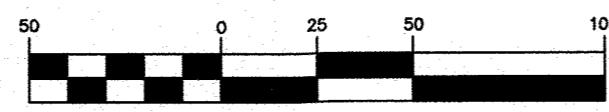
M:\2022\22-010 Oakridge CUDWG\22-010 CU-Corrected TOPO-Jan2023.dwg, 1/23/2023 2:17:12 PM, DWG to PDF, pgs. 1-1



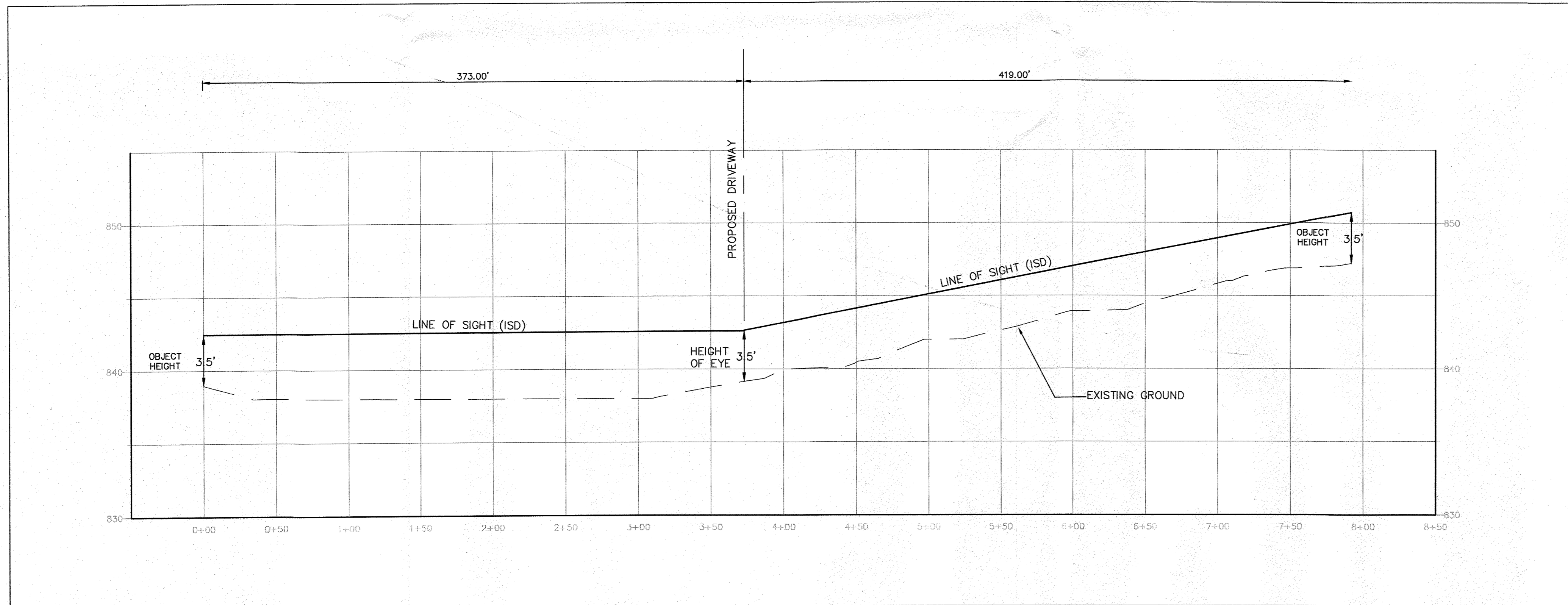
INTERSECTION SIGHT DISTANCE PLAN

SCALE: 1"=50'

GRAPHIC SCALE

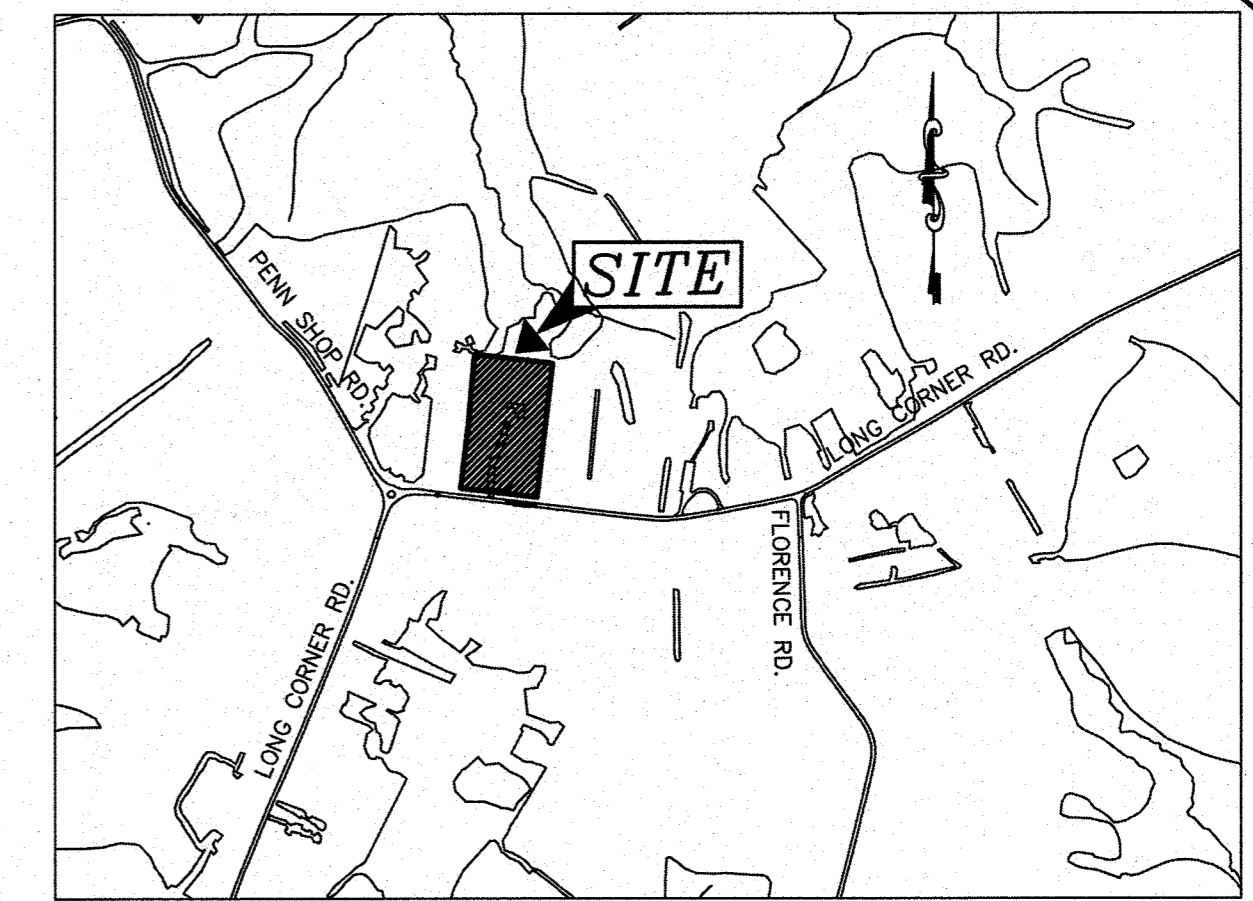


(IN FEET)
1 inch = 50 ft.



INTERSECTION SIGHT DISTANCE PROFILE

SCALE: 1"=50' HOR
1"=5' VER



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. 2' TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON HOWARD COUNTY GIS DATA.
3. **SITE ANALYSIS DATA:**
ADDRESS: 1242 LONG CORNER RD
LOCATION: TAX MAP: 06 GRID: 10 PARCEL: 241
ELECTION DISTRICT: FIFTH
ZONING: RC-DEO
TOTAL AREA: 6.4618 AC±
PROPOSED USE FOR SITE: LANDSCAPE CONTRACTORS
CONDITIONAL USE
DEED REFERENCE: 21063/00088

INTERSECTION SIGHT DISTANCE ANALYSIS:

POSTED SPEED = 30 MPH (PUBLIC MAJOR COLLECTOR)
ANALYSIS SPEED= 39 MPH WESTBOUND
ANALYSIS SPEED= 38 MPH EASTBOUND

HEIGHT OF EYE = 3.5'
HEIGHT OF OBJECT = 3.5'

AS PER EXHIBITS 9-54 OF AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2004:

INTERSECTION SIGHT DISTANCE (ISD) = 1.47V(t)
WHERE t = 7.5

LEFT TURN FROM PROPOSED PRIVATE ROAD:
ISD = 1,47(7.5)(39) MPH
ISD = 418.9
RIGHT TURN FROM PROPOSED PRIVATE ROAD:
ISD = 1,47(7.5)(38) MPH
ISD = 372.6

BASED ON THIS ANALYSIS, THE PRIVATE ROAD HAS ADEQUATE INTERSECTION SIGHT DISTANCE.

project	date	01.23.2023
22-010	illustration	engineering
TNB	scale	SAA
	1"=50'	approval

description	date
revisions	
no.	

LARSEN'S POINT CONDITIONAL USE
1242 LONG CORNER RD - LOT 1
TAX MAP: 06 - GRID: 10 - PARCEL: 241
HOWARD COUNTY, MARYLAND
FIFTH ELECTION DISTRICT
SIGHT DISTANCE ANALYSIS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
818 FORREST ST., SUITE 300, ELLICOTT CITY, MD 21043
(410) 987-0966 Tel. (410) 987-0968 Fax.

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. 26859, EXP DATE 08/08/23

SAMER A. ALOMER, P.E.
DATE: 01/18/2023

OWNER/DEVELOPER
MARIO A. GUZMAN
ARGUETA VICTOR GUZMAN
1242 LONG CORNER RD
MT AIRY 21771
240-507-2868

NAME OF COUNSEL
WILLIAM ERSKINE
OFFIT/KURMAN ATTORNEY AT LAW
8850 STANDFORD BLVD., SUITE 2900
COLUMIA, MD 21045
301-575-0300
WERSKINE@OFFITKURMAN.COM

PETITIONER
MARIO A. GUZMAN
ARGUETA VICTOR GUZMAN
1242 LONG CORNER RD
MT AIRY 21771
240-507-2868