

**SHEET 2**

**SHEET 3**

**SHEET INDEX**

SCALE: 1"=200'

**SITE ANALYSIS**

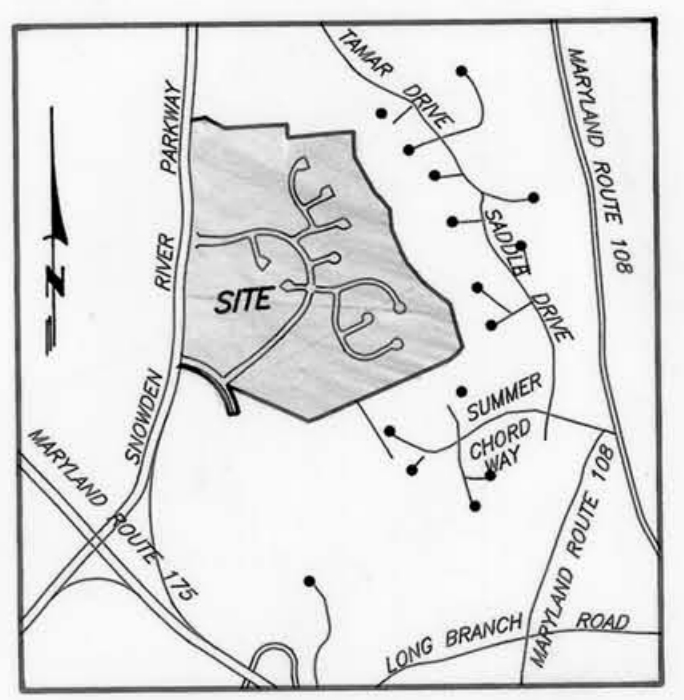
- Existing Zoning.....New Town per FDP Phase 216
- Proposed Land Use.....S.F.M.D., S.F.A., Apartments & Open Space
- Area Tabulation
  - Gross Area..... 145.9 Ac. or 6,355,404 S.F.
  - Net Area..... 128.1 Ac. or 5,580,036 S.F.
  - Area of S.F.D. Lots..... 43.2 Ac. or 1,881,792 S.F.
  - Area of S.F.A., Apartments..... 41.6 Ac. or 1,812,086 S.F.
  - Area of Open Space..... 47.4 Ac. or 2,064,744 S.F.
  - Area of Road R.O.W..... 13.7 Ac. or 596,772 S.F.
- Number of Lots Proposed..... 203
  - Number of S.F.D. Lots..... 200
  - Open Space Lots..... 3
  - Number of S.F.A.; Apartments Parcels..... 6
- Tax Map 37, Parcel 254, Part of 255
- Total Area of 100 yr. Floodplain..... 17.8 Ac. or 775,368 SF
- Open Space provided..... 47.1 AC or 32%

**LEGEND**

- Contour Interval 2'
- Existing Contour 340'
- Existing Trees

**GENERAL NOTES:**

- Topography shown hereon is from aerial survey by Maps, Inc. supplemented by field survey by Clark, Finefrock & Sackett, Inc. November 1993.
- Minimum building setback restrictions from property lines & the right-of-way of any public road will be in accordance with the Final Development Plan Criteria Phase 216.
- Wetlands shown have been determined by field delineation by Kidde Consultants and surveyed by Fisher, Collins and Carter and by field delineation by GTA and surveyed by Gutschick, Little & Weber.
- Noise study prepared by Wildman Environmental.
- Geotechnical report prepared by Robert B. Bolter, Inc.
- Public water and sewer to be utilized. (Dorsey Drainage Area) Site is in Metropolitan District.
- Horizontal and vertical control based on Ho. Co. control station 36 IA Elev. 400.81 and 37DR Elev. 380.34.
- Existing utilities were located by field survey and available records.
- Floodplain study for tributaries to Dorsey Run prepared by Clark, Finefrock & Sackett, Inc. Floodplain study for Dorsey Run taken from previously approved study by Perdum & Jeschke, dated March 1987.
- Sediment & Erosion control measures shall be determined with the submission of the road construction plans and site development plans.
- See previously approved plans F-90-53 for improvements to southbound lane of Snowden River Parkway.
- Traffic study prepared by Wells & Associates, dated July 28, 1993.
- Stormwater management quantity control provided by detention facilities created by road fills. Water quality provided by shallow marsh facilities. Water quality for parcels A, E and F to be provided at time of site development plan or road construction plan submission. Water quality for the northern portion of Parcel B to be provided at time of road construction plan submission. All Facilities Hazard Class "A".
- See soil map #25.
- No slopes of 25% or greater that are a contiguous area of 20,000 S.F. exist on site.
- See County File Nos. S-93-16, F-90-53, GDP-93-107, Deed Ref. L.1535 F.193.
- Landscaping requirements set forth in section 10.124 of the Howard County Code & the Landscape Manual will be met by the New Town Alternative Compliance as stated in chapter VI of the Howard County Landscape Manual.
- Section 10.116 of the Subdivision and Land Development Regulations prohibits clearing, grading or construction activity within the required wetland or stream bank buffers.
- Waiver approved by Ho. Co. DPW to allow 240' centerline radius for Bunt Mountain Path 4-13-94.
- Entrance to Parcel A shall be a public road.



**VICINITY MAP**  
SCALE: 1"=2000'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR, 6/27/94  
DATE

**SHEET INDEX**

- Sheet 1 - Preliminary Plan Cover Sheet
- Sheet 2 - Preliminary Plan
- Sheet 3 - Preliminary Plan

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED JLS	PRELIMINARY PLAN LOTS 1 THRU 203 & PARCELS A THRU F <b>COLUMBIA</b>	SCALE 1"=200'
DRAWN CADD	VILLAGE OF LONGREACH SECTION 4 AREA 2	DRAWING 1 OF 3
CHECKED JLS	PHASE 216 TAX MAP 37 PARCELS 254 & P/O 255 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 93-177
DATE MARCH 1994	FOR: HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044	FILE NO. 93-177P





**EXISTING SNOWDEN RIVER PARKWAY**  
 (PUBLIC ROAD)  
 Remove Existing Median as Necessary to Construct  
 Left Turn Lane and Overpass  
 SEE PREVIOUSLY APPROVED PLANS P-90-53


NOTE: All RCP to be CLIX.

NOTE: All Fillet Radii are 25' unless otherwise noted.

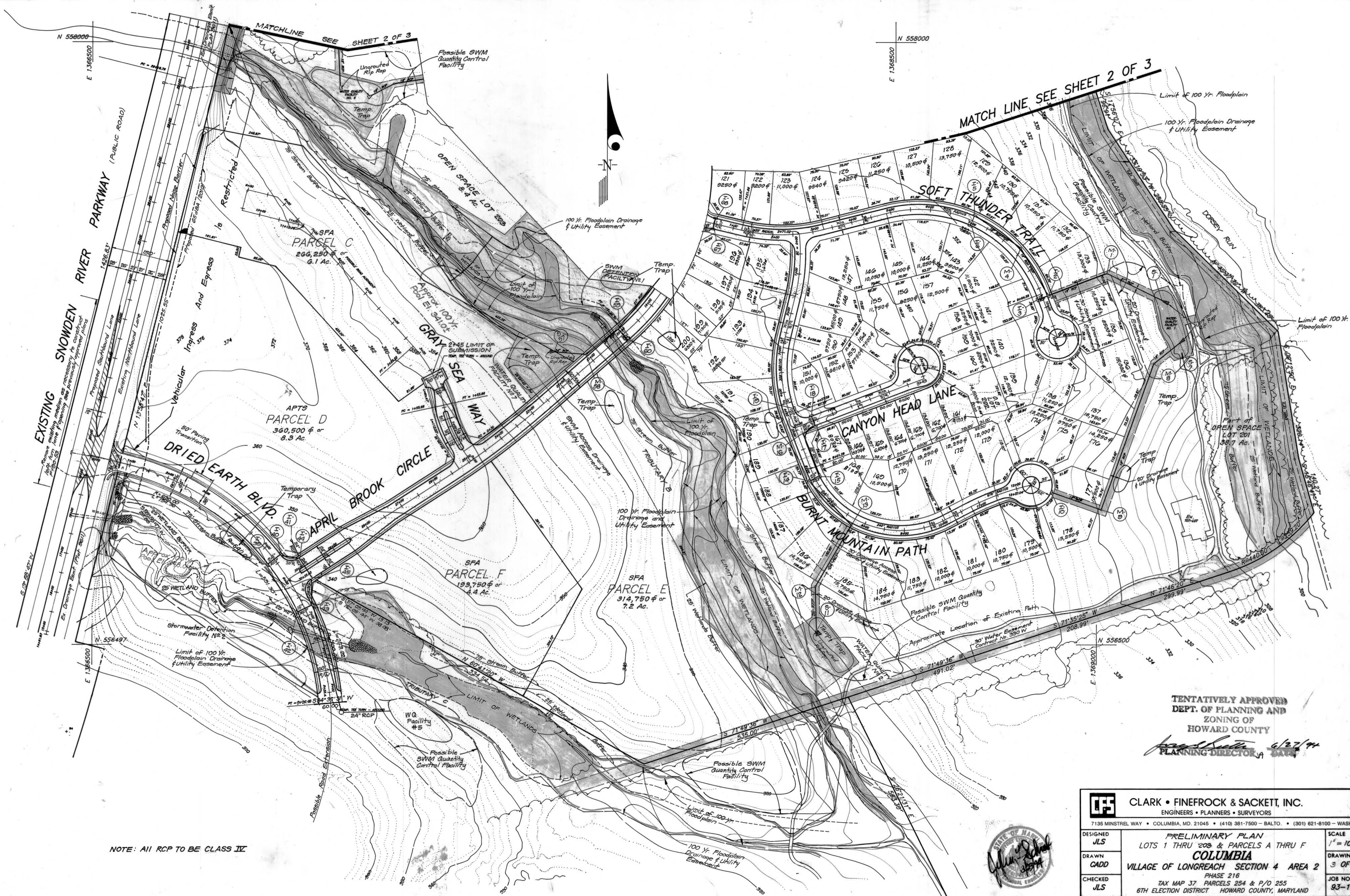
NOTE: Ex. Pathway to be Relocated as shown.

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 ZONING OF  
 HOWARD COUNTY

*James Smith*  
 PLANNING DIRECTOR  
 6/27/94  
 DATE

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DESIGNED JLS	PRELIMINARY PLAN LOTS 1 THRU 203 & PARCELS A THRU F	SCALE 1" = 100'
DRAWN CADD	COLUMBIA VILLAGE OF LONGREACH SECTION 4 AREA 2	DRAWING 2 OF 3
CHECKED JLS	PHASE 216 TAX MAP 37 PARCELS 254 & P/O 255 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 93-177
DATE MARCH 1994	OWNER: HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044	FILE NO. 93-177P


P. 24.16



NOTE: All RCP TO BE CLASS IV

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DESIGNED JLS	<b>PRELIMINARY PLAN</b> LOTS 1 THRU 208 & PARCELS A THRU F <b>COLUMBIA</b> VILLAGE OF LONGREACH SECTION 4 AREA 2 PHASE 216 TAX MAP 37 PARCELS 254 & P/O 255 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND OWNER: HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044	SCALE 1" = 100'
DRAWN CADD		DRAWING 3 OF 3
CHECKED JLS		JOB NO. 93-177
DATE MARCH 1994		FILE NO. 93-177P