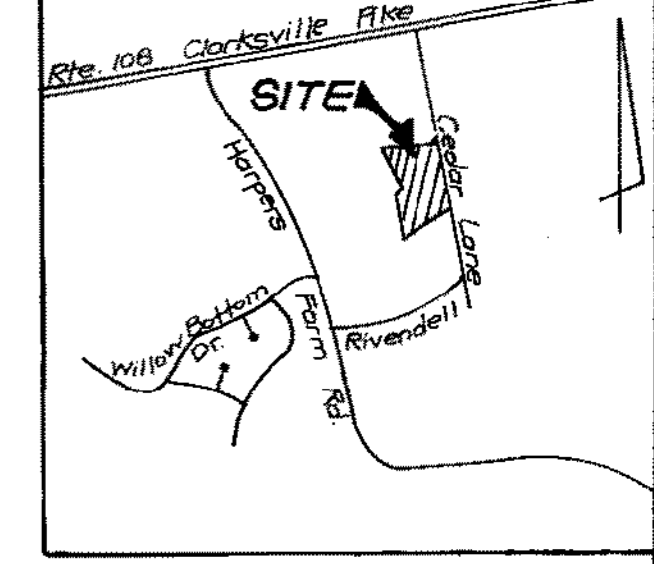


No.	NORTH	EAST
1	509 176.30	831 019.21
2	508 242.71	831 212.34
3	508 229.60	830 866.69
4	508 817.77	830 669.50
5	508 874.71	830 643.31
6	508 773.07	830 620.20
7	508 887.59	830 507.37
8	509 016.03	830 485.50



VICINITY MAP
Scale: 1" = 2000'

SITE ANALYSIS

	New Town Apartments
1. Zoning:	Townhouses and Apartments
2. Unit Type Proposed:	170
3. Number of units permitted:	170
4. Number of units proposed:	170: 50 Townhouses, 120 Garden Apts
5. Parking Spaces Required: (2 Unit)	340
6. Parking Spaces Provided:	343
7. Area Tabulation:	
Total Area of Parcel:	10.1947 Acres
Public Roadway Dedication:	None
Private Drives & Parking:	4.1980 Acres
8. Building Coverage Permitted:	30%
Proposed:	19.3%

GENERAL NOTES

- Topography was compiled from field-run topography.
- Area included in this submission is located on Tax Map 25, Parcels 59 & 60.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the manual of Uniform Control Devices.
- Public water and sewer to be utilized.
- Sediment & Erosion Control Measures to be provided with submission of the Site Development Plans.
- All utilities shown as existing were compiled from available records and field survey.
- See soils map # 13.
- Minimum building setback restrictions from property lines and rights-of-way of any public road and street to be in accordance with Final Development Plan - Phase 200.
- File Reference: F-85151.
- Plan subject to W.P. 80-20 waiver of Prelim. Plan & certain sidewalks.
- Based on a field evaluation dated Sept. 1987 by Koble Consultants, Inc., no wetlands exist on this parcel.
- Stormwater Management for this parcel has been waived per plan F-88-151.
- Planning Board approval is required with a Site Development Plan, the Planning Board granted concept approval for reduced setbacks on Sept. 29, 1988.

LEGEND

- Contour Interval 2 Ft.
- Existing Contour

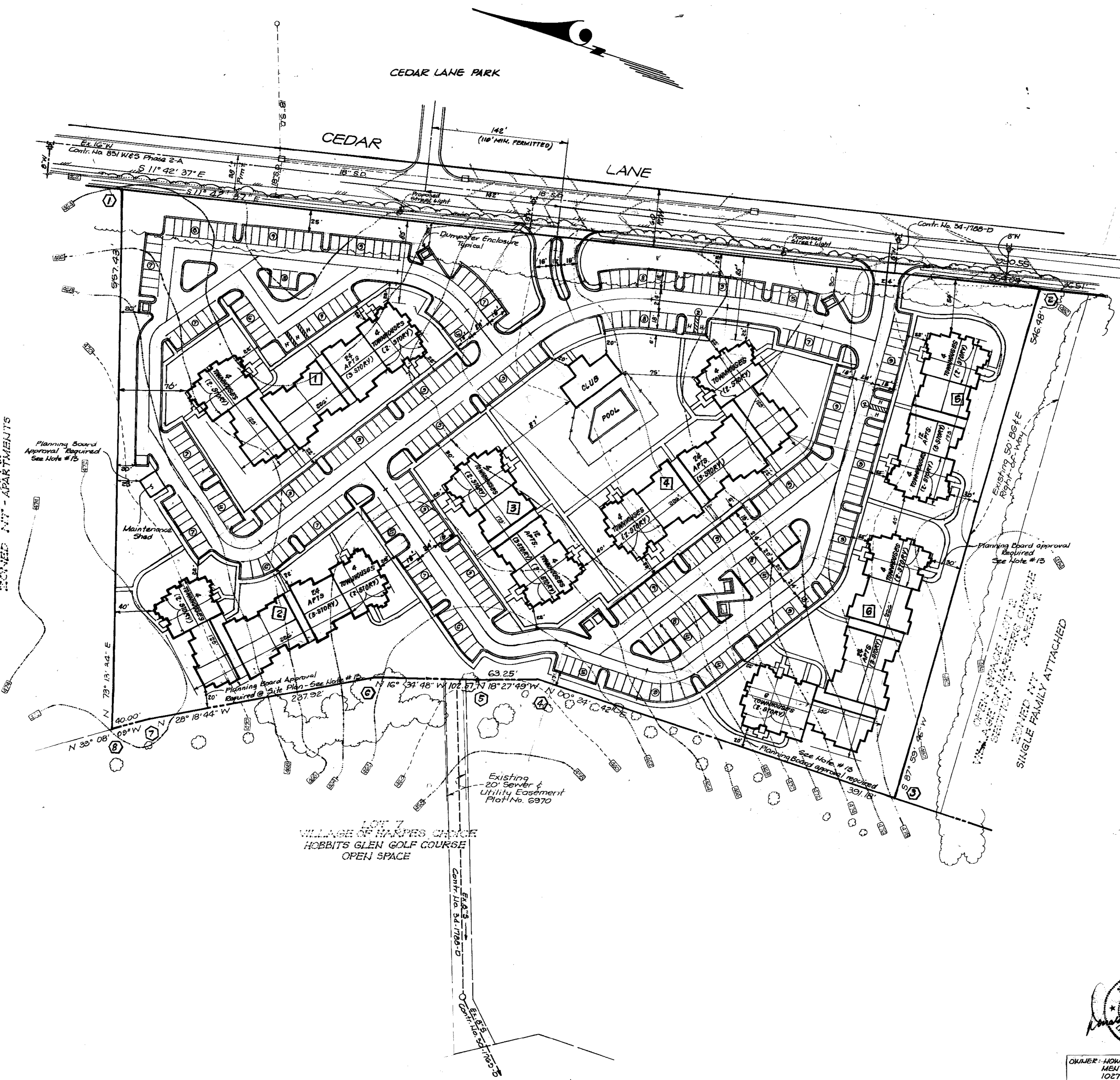
TENTATIVELY APPROVED
ON 9-30-88

DATE
OFFICE OF PLANNING AND
ZONING
COUNTY
[Signature] (2-5-88)
PLANNING DIRECTOR DATE
LKS

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.				
DESIGNED	TAX MAP #29	SKETCH PLAN	PARCELS 59 & 60	SCALE
DRAWN	MIP	PARCEL "B"		1" = 50'
CHECKED	KIW	COLUMBIA VILLAGE OF HARPERS CHOICE SECTION 7 AREA 2 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		DRAWING
DATE	WNT	FOR: BOZZUTO & ASSOCIATES	6401 Golden Triangle Drive, Suite 200 Greenbelt, Maryland 20770	JOB NO.
7-22-88				88-072
				FILE NO.
				88-072-P



OWNER: HOWARD RESEARCH & DEVELOP-
MENT LAND COMPANY
10275 Little Patuxent Parkway
Columbia, Md. 21044



LOT 7
VILLAGE OF HARPERS CHOICE
HOBBITS GLEN GOLF COURSE
OPEN SPACE

SINGLE FAMILY ATTACHED