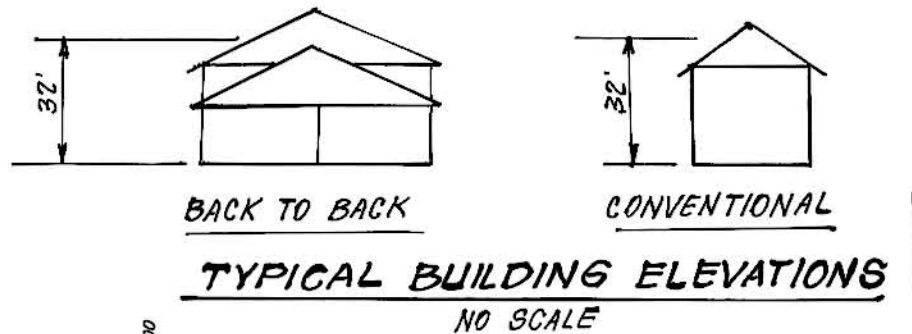


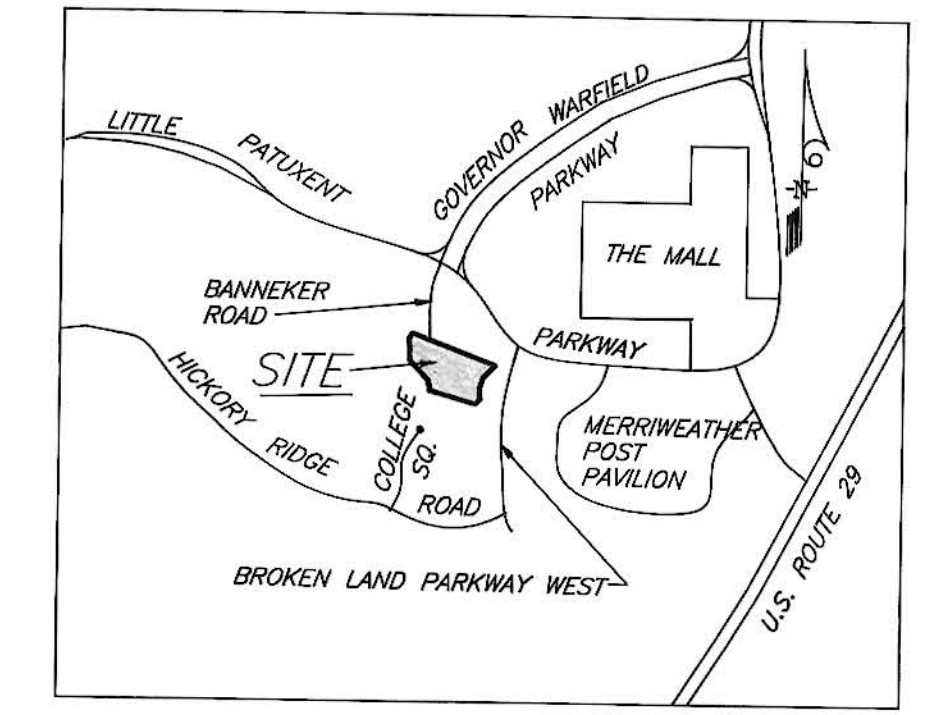
COLUMBIA TOWN CENTER  
SECTION 3 AREA 2  
PLAT 4366  
PARCEL 9

PROVIDE STREET LIGHT  
175 Hg., 14 FT. HIGH  
FIBERGLASS POLE WITH  
COLONIAL POST TOP.



**LEGEND**

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR 340
- PROPOSED CONTOUR 340
- DIRECTION OF DRAINAGE
- EXISTING SEWER MAIN 8" SEWER
- EXISTING WATER MAIN 8" WATER
- EXISTING STORM DRAIN 15" S.D.
- EXISTING TREES TO REMAIN
- EXISTING 100 YR. FLOOD PLAIN ELEVATION 341.3
- PROPOSED STORM DRAIN 15" CMP



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

**GENERAL NOTES:**

1. Topography shown is a combination of field run survey prepared by Clark Finrock and Sackett, Inc. in July 1991 and Aerial topography provided by The Howard Research and Development Corporation.
2. The area included in this submission is located on Tax Map No. 36, Parcel No. 81.
3. Public Water and Sewer are to be utilized.
4. Sediment and erosion control measures to be provided with the submission of the site development plans.
5. All utilities shown as existing were compiled from available records and field survey.
6. See soils map number: 24
7. The minimum building setback restrictions from the property lines and the right-of-ways of any public road or street to be in accordance with the Final Development Plan-Phase: 61-A-1.
8. Wetland limits and buffer are shown per Plat 9749, prepared by Fisher Collins and Carter, Inc. and recorded Jan. 3, 1991.
9. 100 Yr. Flood Plain limits and elevations as per Plat 9749.
10. Storm water management is being provided off-site for quantity control, ref: 1-85-131; and on-site for quality control.
11. This plan is subject to a waiver of:
  - A. Section 16.120, preliminary plan, WP-92-46 (APPROVED 10/31/91)
  - B. Section 16.129.2, certain sidewalk locations, WP-92-46 (APPROVED 10/31/91)
12. The coordinates shown hereon are based upon Howard County Geodetic Control; Stations 2640001 and 2640002 which are based upon the Maryland State Plane Coordinate System.
13. Recording reference: Plat No. 9749
14. Unit Floor Space: (Sec. 110.D.2.C.)
  - A. Highest Minimum Required is 800 sf.
  - B. Typical Unit Floor Space Provided exceeds 1000 sf.
15. File Reference: SDF-92-54.

**SITE ANALYSIS:**

1. Zoning:	New Town S.F.A.
2. Number of Units Permitted:	100 (PER FDP-61-A1-1)
3. Number of Units Proposed:	100 (12.8 DU/AC)
4. Unit Type Proposed:	Condominium Townhouses (50 Conventional; 50 Back to Back)
5. Parking Spaces Required:	200 (2 PER UNIT)
6. Parking Spaces Proposed:	210
7. Area Tabulation:	
Total Area of the Parcel:	8.152 acres
Public Roadway Dedication:	0
Private Drives and Parking:	2.78 acres
Condominium open space:	6.132 acres (including Drives & Parking)
8. Building Coverage Permitted:	3.26 acres (40%)
9. Building Coverage Proposed:	2.02 acres (25%)

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James H. Sackett* 11/15/92  
PLANNING DIRECTOR DATE  
25/12-23-91

**CLARK • FINEROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED	MJP	<b>SKETCH PLAN PARCEL A COLUMBIA TOWN CENTER</b> SECTION 3 AREA 2 TAX MAP 36 PARCEL 81 FIFTH ELECTION DISTRICT HOWARD COUNTY MARYLAND FOR: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION (OWNER) 10275 LITTLE PATUXENT PARKWAY COLUMBIA MARYLAND 21043	SCALE	1" = 50'
DRAWN	KIWM		DRAWING	10F 1
CHECKED	CADD		JOB NO.	91-061
DATE	Nov., 1991		FILE NO.	91-061-P

*Jeffrey J. Schwab*  
1/6/92

LOT 3  
OPEN SPACE  
COLUMBIA  
VILLAGE OF HICKORY RIDGE  
SECTION 5 AREA 2  
PLAT 6325

LOT 1  
OPEN SPACE  
COLUMBIA TOWN CENTER  
PLAT 9749

BROKEN LAND PARKWAY  
(PUBLIC ROAD)