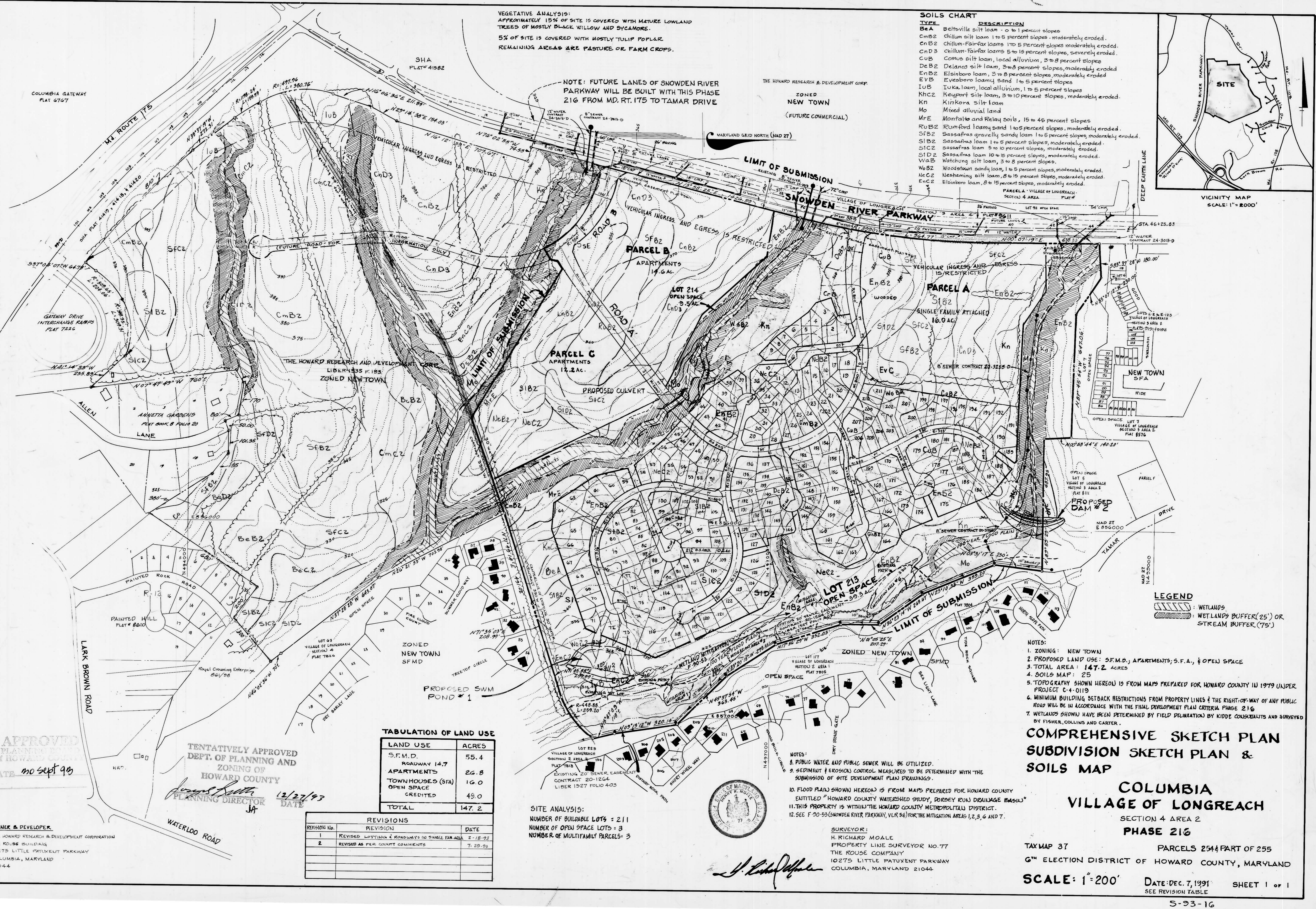
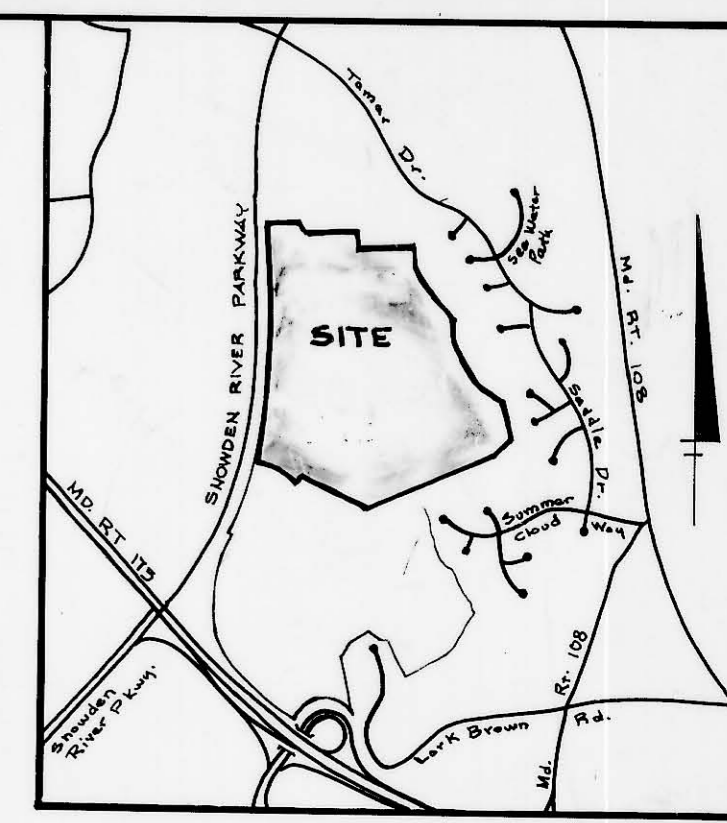


VEGETATIVE ANALYSIS:
 APPROXIMATELY 15% OF SITE IS COVERED WITH MATURE LOWLAND TREES OF MOSTLY BLACK WILLOW AND SYCAMORE.
 5% OF SITE IS COVERED WITH MOSTLY TULIP POPLAR.
 REMAINING AREAS ARE PASTURE OR FARM CROPS.

NOTE: FUTURE LANES OF SNOWDEN RIVER PARKWAY WILL BE BUILT WITH THIS PHASE 216 FROM MD. RT. 175 TO TAMAR DRIVE

SOILS CHART

TYPE	DESCRIPTION
BeA	Beltville silt loam - 0 to 1 percent slopes
CmB2	Chillum silt loam 1 to 5 percent slopes, moderately eroded.
CnB2	Chillum-Fairfax loams 1 to 5 percent slopes, moderately eroded.
CnD3	Chillum-Fairfax loams 5 to 15 percent slopes, severely eroded.
CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes
DeB2	Delanco silt loam, 3 to 8 percent slopes, moderately eroded
EnB2	Elsinboro loam, 3 to 8 percent slopes, moderately eroded
EVB	Evesboro loamy sand 1 to 5 percent slopes
IuB	Tuka loam, local alluvium, 1 to 5 percent slopes
KhC2	Keyport silt loam, 3 to 10 percent slopes, moderately eroded.
Kn	Kinkora silt loam
Mo	Mixed alluvial land
MrE	Montalto and Relay soils, 15 to 45 percent slopes
RoB2	Rumford loamy sand 1 to 5 percent slopes, moderately eroded.
SfB2	Sassafras gravelly sandy loam 1 to 5 percent slopes, moderately eroded.
SIB2	Sassafras loam 1 to 5 percent slopes, moderately eroded.
SIC2	Sassafras loam 5 to 10 percent slopes, moderately eroded.
SID2	Sassafras loam 10 to 15 percent slopes, moderately eroded.
VaB	Watchung silt loam, 3 to 8 percent slopes.
WoB2	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded.
NeC2	Neshaminy silt loam, 8 to 15 percent slopes, moderately eroded.
EnC2	Elsinboro loam, 8 to 15 percent slopes, moderately eroded.



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 10 Sept 93
 TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR: [Signature]
 DATE: 12/27/93

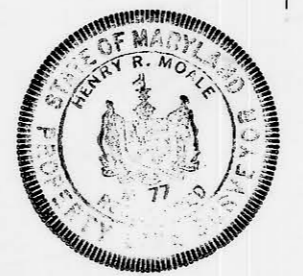
TABULATION OF LAND USE

LAND USE	ACRES
S.F.M.D.	55.4
ROADWAY 14.7	
APARTMENTS	26.8
TOWNHOUSES (SFA)	16.0
OPEN SPACE CREDITED	49.0
TOTAL	147.2

REVISIONS

REVISION No.	REVISION	DATE
1	REVISED LOTTING & ROADWAYS IN SINGLE FAMILY AREA	2-18-93
2	REVISED AS PER COUNTY COMMENTS	7-29-93

SITE ANALYSIS:
 NUMBER OF BUILDABLE LOTS = 211
 NUMBER OF OPEN SPACE LOTS = 3
 NUMBER OF MULTIFAMILY PARCELS = 3



NOTES:
 1. ZONING: NEW TOWN
 2. PROPOSED LAND USE: S.F.M.D., APARTMENTS, S.F.A., & OPEN SPACE
 3. TOTAL AREA: 147.2 ACRES
 4. SOILS MAP: 25
 5. TOPOGRAPHY SHOWN HEREON IS FROM MAPS PREPARED FOR HOWARD COUNTY IN 1979 UNDER PROJECT C-4-0119
 6. 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
 7. WETLANDS SHOWN HAVE BEEN DETERMINED BY FIELD DELINEATION BY KIDDE CONSULTANTS AND SURVEYED BY FISHER, COLLINS AND CARTER.
 8. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED.
 9. SEDIMENT & EROSION CONTROL MEASURES TO BE DETERMINED WITH THE SUBMISSION OF SITE DEVELOPMENT PLAN DRAWINGS.
 10. FLOOD PLAIN SHOWN HEREON IS FROM MAPS PREPARED FOR HOWARD COUNTY ENTITLED "HOWARD COUNTY WATERSHED STUDY, ROBBY RUN DRAINAGE BASIN"
 11. THIS PROPERTY IS WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
 12. SEE F-90-55 (SNOWDEN RIVER PARKWAY, VLR 34) FOR THE MITIGATION AREAS 1, 2, 3, 6 AND 7.

SURVEYOR:
 H. RICHARD MOALE
 PROPERTY LINE SURVEYOR NO. 77
 THE ROUSE COMPANY
 10275 LITTLE PATUENT PARKWAY
 COLUMBIA, MARYLAND 21044

LEGEND
 [Symbol] WETLANDS
 [Symbol] WETLANDS BUFFER (25') OR STREAM BUFFER (75')

**COMPREHENSIVE SKETCH PLAN
 SUBDIVISION SKETCH PLAN &
 SOILS MAP**

**COLUMBIA
 VILLAGE OF LONGREACH**
 SECTION 4 AREA 2
 PHASE 216

TAX MAP 37 PARCELS 254 & PART OF 255
 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 SCALE: 1" = 200' DATE: DEC. 7, 1991 SHEET 1 OF 1
 SEE REVISION TABLE

5-93-16