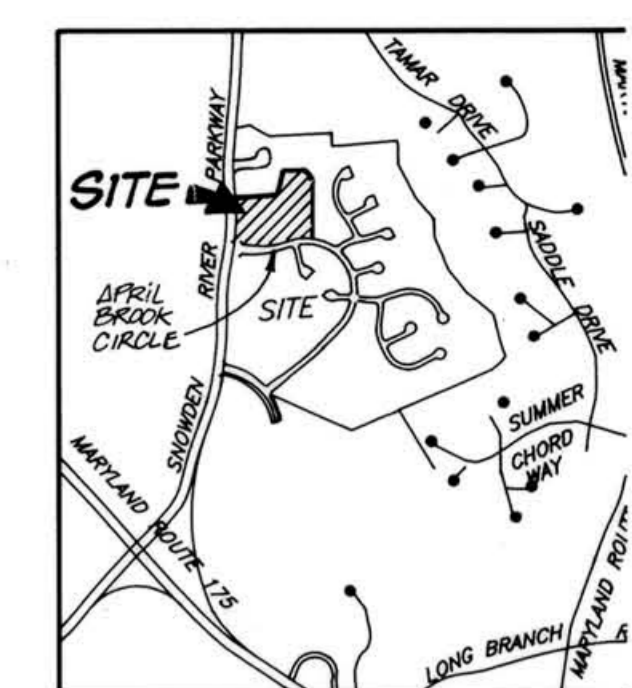
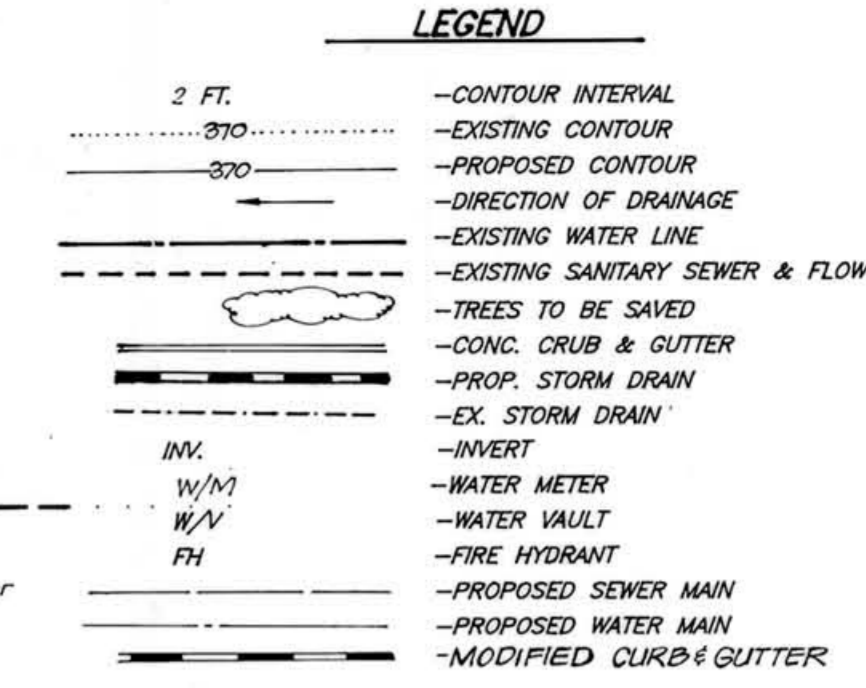


COORDINATE TABLE		
POINT NO.	NORTH	EAST
843	558214.4137	1367642.9885
847	558923.5078	1367717.5173
931	558238.2023	1366873.8717
932	558209.2449	1366894.5577
933	558192.0709	1366893.6094
935	558203.2102	1367331.2217
936	558216.3805	1367385.5853
1070	558783.9621	1367340.9821
1071	558763.9621	1367340.9147
1072	558764.9012	1366920.9184
1073	558855.8191	1362931.2842
1074	559008.7826	1367421.4649
1075	559008.2125	1367676.4643



EXISTING SNOWDEN RIVER PARKWAY  
(PUBLIC ROAD, 150' R/W, FLAT NO. 9911)



**SITE ANALYSIS**

- Zoning: New Town - S.F.A.
- Unit Type Proposed: Townhouses
- Number of Units Permitted: 126 Per FDP-21G
- Number of Units Proposed: 126
- Parking Spaces Required: 252 (2 Sp./Unit)
- Parking Spaces Provided: 310 Spaces  
Private Driveway/Garage: 122 Spaces  
Court Parking: 188 Spaces
- Number of lots proposed: 129  
Buildable: 126  
Open Space: 3
- Area Tabulation  
Total Area of the Parcel: 11.53 Acres  
Total Area of the Lots: 4.8 Acres  
Public Roadway Dedication: 2.1 Acres  
Private Drives and Parking: 0.62 Acres  
(Included in Comm. O.S. Acres)  
Community Open Space: 4.01 Acres  
Building Coverage Permitted: N/A  
Building Coverage Proposed: 2.02 Acres

- GENERAL NOTES**
- Topography shown hereon is from aerial survey by Maps, Inc. and supplemented by field survey by Clark, Finerock & Sackett, Inc. November 1993.
  - The area included in this submission is located on Tax Map #37 Parcels #254 & 255.
  - Public Water and Sewer are to be utilized.
  - Installation of Traffic Control Devices in accordance with the latest edition of the Manual of Uniform Devices.
  - Sediment and erosion Control measures to be provide with the submission of the Site Development Plan.
  - All utilities shown as existing were compiled from available records and field surveys.
  - See soil map number: 25
  - The minimum building setback restrictions from the property lines and the right of ways of the public road or street to be in accordance with the Final Development Plan. (FDP)
  - Wetlands shown have been determined by field delineation by Kiddie Consultants and surveyed by Fisher, Collins and Carter. They were also delineated by GTA and surveyed by Gutschick, Little & Weber.
  - Storm Water Management is being provided off site for quality and quantity control in the existing SWM facilities shown on F-95-25.
  - Horizontal and vertical control based on Howard County control station 36 1A Elev. 400.81 and 37D Elev. 380.34.
  - Garages cannot be converted to living space because they are included in the 'parking spaces provided' total.
  - File reference: F-95-25, S-93-16, FDP-Phase 2/G
  - Street trees will be provided in accordance with the Subdivision and Land Development Regulations, Section 16.124. Location of street trees will be provided with the submission of the road construction plans. Internal parking lot landscaping will be allowed to fulfill street tree requirements for segments of the roadway that are lined with parking spaces perpendicular to the roadway.
  - All utility easels are 5 FT. unless shown otherwise.
  - All sidewalk ramps must comply with ADA requirements.
  - Landscaping will be provided in accordance with Columbia HRD landscaping guidelines. The applicant will provide perimeter, internal, parking lot and landscape berm plantings at SDP stage.
  - Noise study prepared by Wildman Environmental, Inc. (see S-93-16) Geotechnical Report was prepared by Robert A. Balter, Inc. (see F-95-25)
  - This project is subject to WP 95-33 allowing a radial truncation of the R.O.W. line at the intersection.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR 1/10/95  
JA



OWNER:  
HOWARD RESEARCH & DEVELOPMENT CO.  
10275 LITTLE PATUXENT PKWY.  
COLUMBIA, MD. 21044

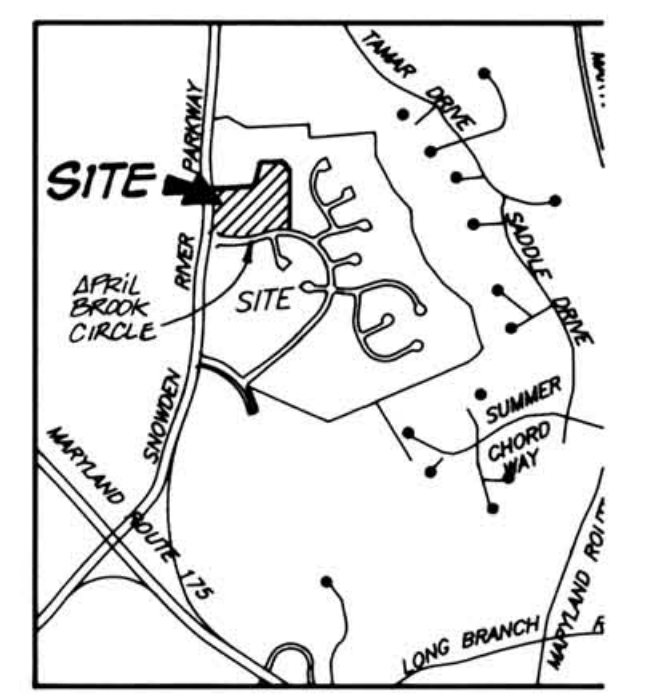
<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		<b>SCALE</b> 1" = 50' <b>DRAWING</b> 1 OF 2 <b>JOB NO.</b> 9409 <b>FILE NO.</b> 94-095
<b>DESIGNED</b> MJP <b>DRAWN</b> PTD <b>CHECKED</b> WHT <b>DATE</b> 12-12-94	<b>PRELIMINARY EQUIPMENT SKETCH PLAN</b> LOTS B-1 thru B-126, OPEN SPACE LOTS B-127 thru B-129 A RESUBDIVISION OF PARCEL B COLUMBIA <b>VILLAGE OF LONGREACH</b> <b>PARCEL B</b> SECTION 4 AREA 2 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: COLUMBIA BUILDERS, INC. P.O. BOX 999 COLUMBIA, MD. 21044	



EXISTING SNOWDEN RIVER PARKWAY  
(PUBLIC ROAD, 150' RW, PLAT NO. 9611)



- LEGEND**
- 2 FT. --- CONTOUR INTERVAL
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - DIRECTION OF DRAINAGE
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER & FLOW
  - TREES TO BE SAVED
  - CONC. CURB & GUTTER
  - PROP. STORM DRAIN
  - EX. STORM DRAIN
  - INVERT
  - WATER METER
  - WATER VAULT
  - FIRE HYDRANT
  - PROPOSED SEWER MAIN
  - PROPOSED WATER MAIN



VICINITY MAP  
SCALE: 1"=2000'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James B. Smith* 1/10/95  
PLANNING DIRECTOR DATE  
JA

<b>CF</b> CLARK • FINEROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.	
DESIGNED MJP/ZL	PRELIMINARY STUDY DRAIN STUDY GRADING PLAN & DRAINAGE AREA MAP LOTS B-1 THRU B-126, OPEN SPACE LOTS B-127 THRU B-129 A RESUBDIVISION OF PARCEL B COLUMBIA
DRAWN PTD	<b>VILLAGE OF LONGREACH PARCEL B</b>
CHECKED NHT	SECTION 4 AREA 2 SIXTH (6th) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE 12-12-94	FOR: COLUMBIA BUILDERS, INC. P.O. BOX 999 COLUMBIA, MD. 21044
SCALE 1"=50'	JOB NO. 04095
2 OF 2	FILE NO. 94-095-P



OWNER:  
HOWARD RESEARCH & DEVELOPMENT CO.  
10275 LITTLE PATUXENT FWY.  
COLUMBIA, MD. 21044