

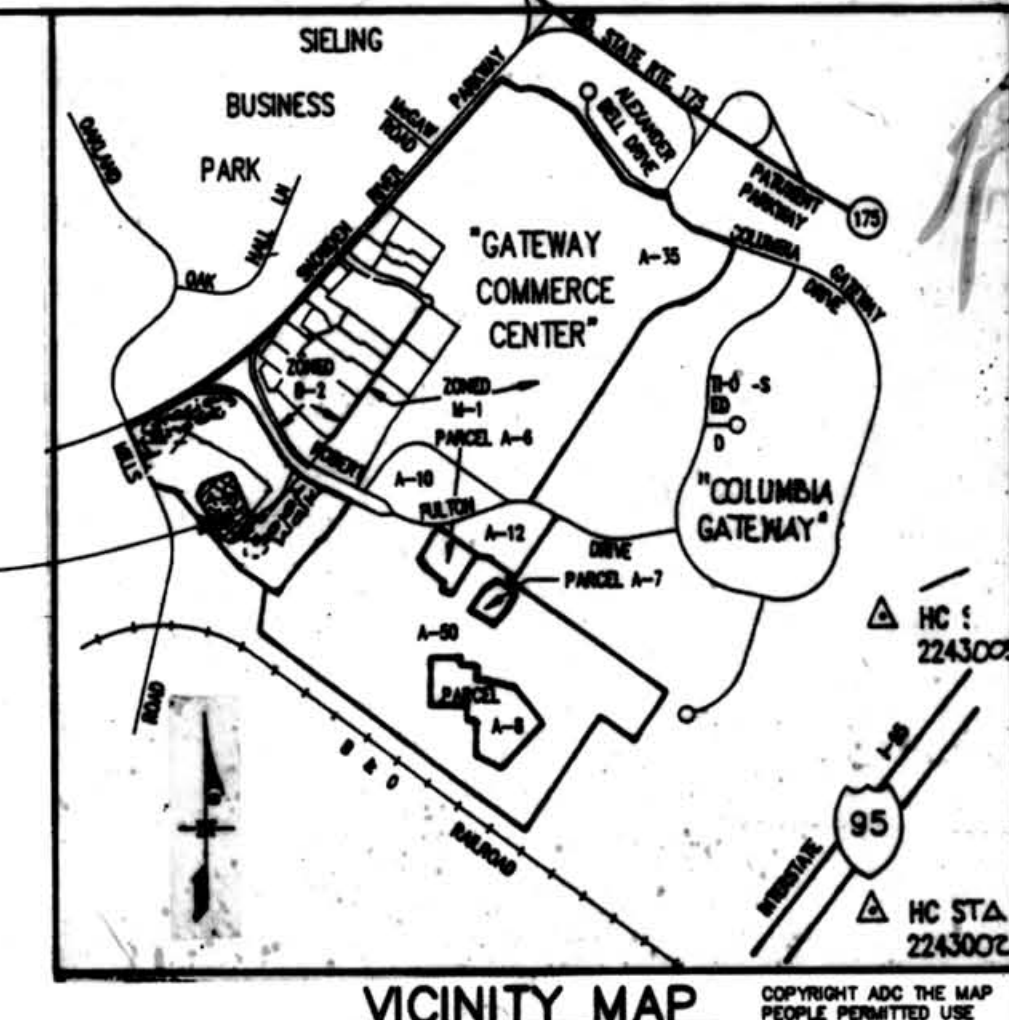
COORDINATE TABLE		
NO.	NORTH	EAST
1	488910.81	849962.03
2	488955.99	850021.07
3	489093.04	850119.60
4	489152.92	850144.28
5	489192.79	850081.61
6	489229.35	850055.72
7	489255.39	850057.24
8	489292.20	850023.34
9	489443.55	850058.31
10	489477.60	850005.56
11	489547.34	849778.62
12	489583.25	849726.43
13	489618.67	849658.34
14	489597.44	849624.17
15	489524.57	849506.69
16	489336.76	849469.19
17	489197.28	849622.62
18	489161.25	849679.40
19	489046.40	849495.51
20	488862.09	849433.02
21	488544.50	849699.39
22	488882.84	849925.48

PRELIMINARY EQUIVALENT SKETCH PLAN

SNOWDEN RIDGE

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



RECREATIONAL OPEN SPACE DATA

RECREATIONAL OPEN SPACE REQUIRED @ 25 SF PER LOT 2800 SF *
 RECREATIONAL OPEN SPACE PROVIDED (LOT 60) 4504 SF

NOTE: * RECREATIONAL OPEN SPACE REQUIREMENT OF 200 SF PER LOT IS BEING MET THRU A COMBINATION OF F-05-150 AND THIS PLAN. F-05-150 PROVIDES 175 SF PER LOT.



GENERAL NOTES

1. EXISTING ZONING 42 R-A-15
2. TAX MAP NO. 42 6th
3. ELECTION DISTRICT 6th
4. GROSS AREA 10.07 ACRES
5. NET AREA 10.04 ACRES
6. TOTAL AREA OF FLOODPLAIN AND STEEP SLOPES 0.08 ACRES
7. TOTAL AREA OF LOTS 4.77 ACRES
8. TOTAL AREA OF RIGHT OF WAY 2.32 ACRES
9. TOTAL AREA OF OPEN SPACE 2.98 ACRES
10. DENSITY PERMITTED @ 15 D.U. PER NET AREA 159
11. DENSITY PROVIDED @ 11.2 D.U. PER NET AREA 112 BUILDLABLE REGULAR UNITS 57
12. PARKING SPACES REQUIRED 112 D.U. @ 2 PER UNIT 224
13. PARKING SPACES PROVIDED GARAGE UNITS @ 2 PER UNIT 114
14. TOTAL PARKING SPACES PROVIDED REGULAR UNITS 275 (IN COMMON THROUGH AREAS)
15. TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLANS SDP-95-88 BY GUTSCHICK LITTLE & WEBER.
16. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
17. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE AND WILL BE CONSTRUCTED AND BONDED WITH THE SITE DEVELOPMENT PLANS.
18. STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DESIGN MANUAL.
19. B.R.L. DENOTES BUILDING RESTRICTION LINE.
20. THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.
21. STORMWATER QUANTITY AND QUALITY FOR THIS DEVELOPMENT IS PROVIDED UNDER F-92-1001.
22. OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
23. SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.
24. SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY.
25. THIS SITE IS LOCATED IN THE COLUMBIA EAST SCHOOL REGION.
26. THIS DEVELOPMENT DOES NOT HAVE ANY NON-TIDAL WETLANDS ON SITE.
27. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
28. MAXIMUM LOT COVERAGE NOT TO EXCEED 80%. MAXIMUM LOT COVERAGE PROVIDED IS 60% FOR LOTS 90-95. 80% MAX. BLDG. / 1000 SF MIN. LOT 9225 = 50%.
29. ALL SIDEWALKS AND TRAMPS SHALL BE IN ACCORDANCE WITH THE CURRENT AREA REQUIREMENTS.
30. HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF OFF-STREET PARKING SPACES AND BALMY DEW WAY.
31. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN OPEN SPACE LOTS 115, 116 AND 115.
32. FOREST STAND DELINEATION & CONSERVATION PLANS HAVE BEEN APPROVED PER F-95-158.
33. OPEN SPACE & RECREATION REQUIREMENTS HAVE BEEN MET UNDER F-95-158.
34. SECTION 102.11(c) OF THE ZONING REGULATIONS FOR THE PURPOSE OF DECK CONSTRUCTION UP TO 10 FEET WITHIN A FRONT OR REAR SETBACK DOES NOT APPLY TO ANY DECKBACK REFERENCED FROM A PROJECT BOUNDARY FOR LOTS 1-4 AND 25-42.
35. THERE ARE 600 UNITS PROPOSED FOR ENTIRE GATEWAY COMMERCE CENTER AS PER SF-05-01. THERE ARE 112 UNITS PROPOSED UNDER THIS PLAN.

DATE	NO.	REVISION
OWNER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER		
WESTBROOK DEVELOPMENT, INC. 10045 Red Run Boulevard Suite 150 Owings Mills, Maryland 21117 (410) 363-4663 Fax (410) 363-4976 Attn: Brian Flick		
PROJECT		
SNOWDEN RIDGE LOTS 1 - 110 A SINGLE FAMILY ATTACHED SUBDIVISION		
AREA		
GATEWAY COMMERCE CENTER - PARCEL 'A-53' TAX MAP NO. 42 ZONED R-A-15 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY EQUIVALENT SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282		
DATE	SDP-95-88	F-95-138
8.9.95		
DESIGNED BY: C.J.R.		
DRAWN BY: DAM		
PROJECT NO: HOCO 95H10600 PRELIM1.DWG		
DATE: AUGUST 9, 1995		
SCALE: 1" = 50'		
DRAWING NO. 1 OF 2		

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

J. J. South 8/16/95
 PLANNING DIRECTOR DATE



SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO	
	ROADWAYS	PERIMETER PROPERTIES
Perimeter	A	B
Landscape Type	C	C
Linear Feet of Roadway Frontage/Perimeter	82'	215'
Credit for Existing Vegetation Yes No Linear Feet Describe below if needed	0	0
Number of Plants Required Shade Trees Evergreen Trees Shrubs	2 4 -	5 11 -
Number of Plants Provided Shade Trees Evergreen Trees Other Trees Shrubs Describe plant substitution credits below if needed	* Alternative Compliance	* Alternative Compliance

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	159
Number of Shade Trees Required	16
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	* Alternative Compliance

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units	112
Number of Shade Trees Required (1:1 DU SPA; 1:3 DU APTS)	112
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	* Alternative Compliance

* Landscape Plan to be prepared in accordance with New Town guidelines, which shall equal or exceed the requirements of Section 14.124 and the Howard County Landscapes Manual. Landscape Plan to be provided at Site Development Plan Stage.

DRAINAGE AREA TABLE

INLET NO.	AREA (ACRES)	'C' FACTOR	% IMP.
I-1	0.92	0.72	77
I-2	1.25	0.90	77
I-3	1.00	0.62	60
I-4	0.08	0.70	75
I-5	0.09	0.72	78
I-6	1.16	0.44	31
I-7	2.00	0.69	73
I-8	0.33	0.73	79
I-9	0.23	0.67	70
I-10	0.43	0.66	67
I-11	0.94	0.62	60
I-12	0.53	0.62	60
I-13	0.64	0.70	73
I-14	1.05	0.69	71

NOTE:
SOIL CLASSIFICATION IS NOT SHOWN AS THE ENTIRE SITE WILL BE MASS GRADED PER SDP-95-88.

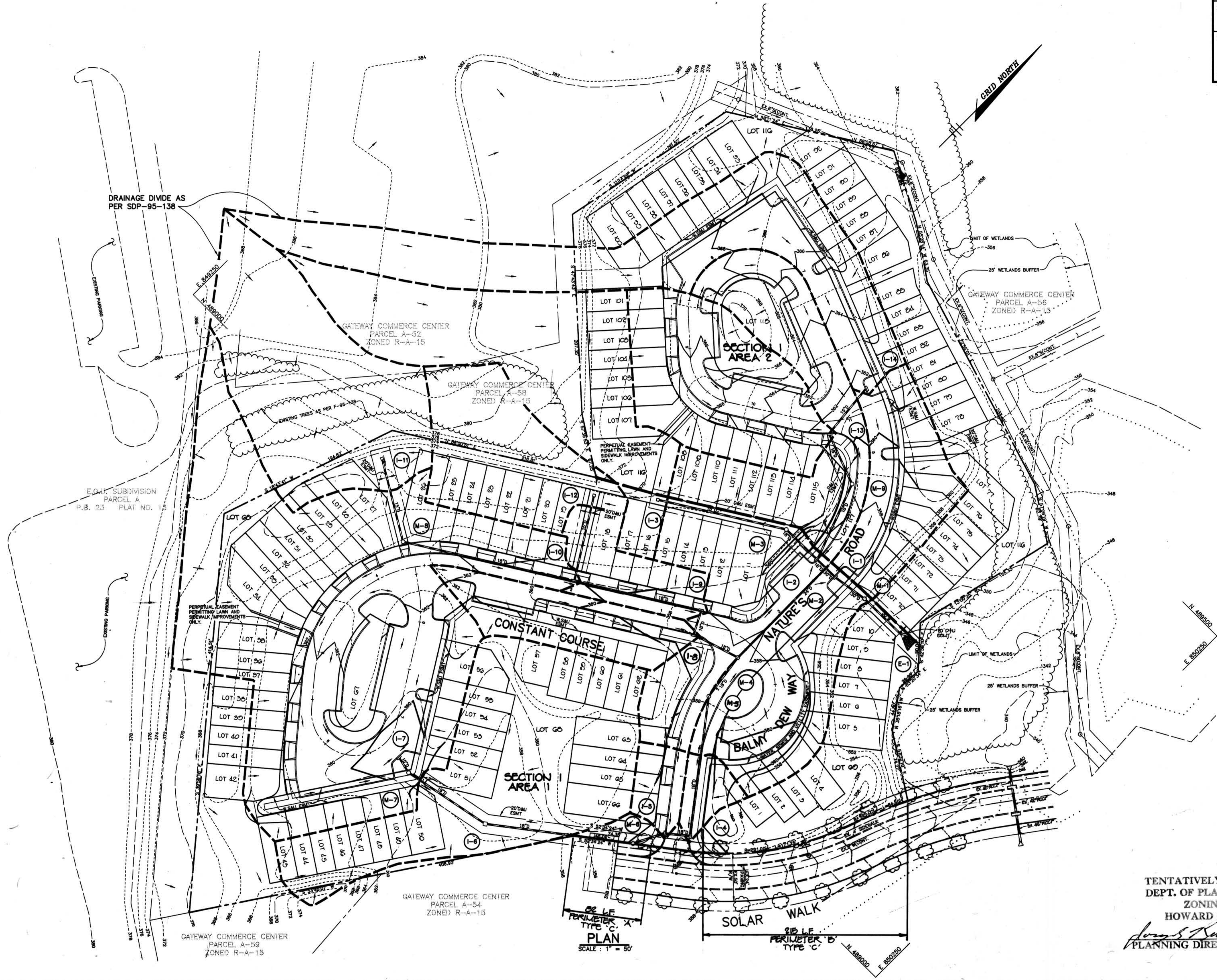
DATE	NO.	REVISION
OWNER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER WESTBROOK DEVELOPMENT, INC. 10045 Red Run Boulevard Suite 150 Owings Mills, Maryland 21117 (410) 363-4863 • Fax (410) 363-4976 Attn: Brian Flick		
PROJECT SNOWDEN RIDGE LOTS 1 - 110 A SINGLE FAMILY ATTACHED SUBDIVISION		
AREA GATEWAY COMMERCE CENTER - PARCEL 'A-53' TAX MAP NO. 42 ZONED R-A-15 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY DRAINAGE AREA MAP, GRADING PLAN, SOILS MAP		

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX: 410-997-9282

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DRAWING NO.: 2 OF 2	



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James S. Keith 8/16/95
PLANNING DIRECTOR DATE



PLAN
SCALE: 1" = 50'