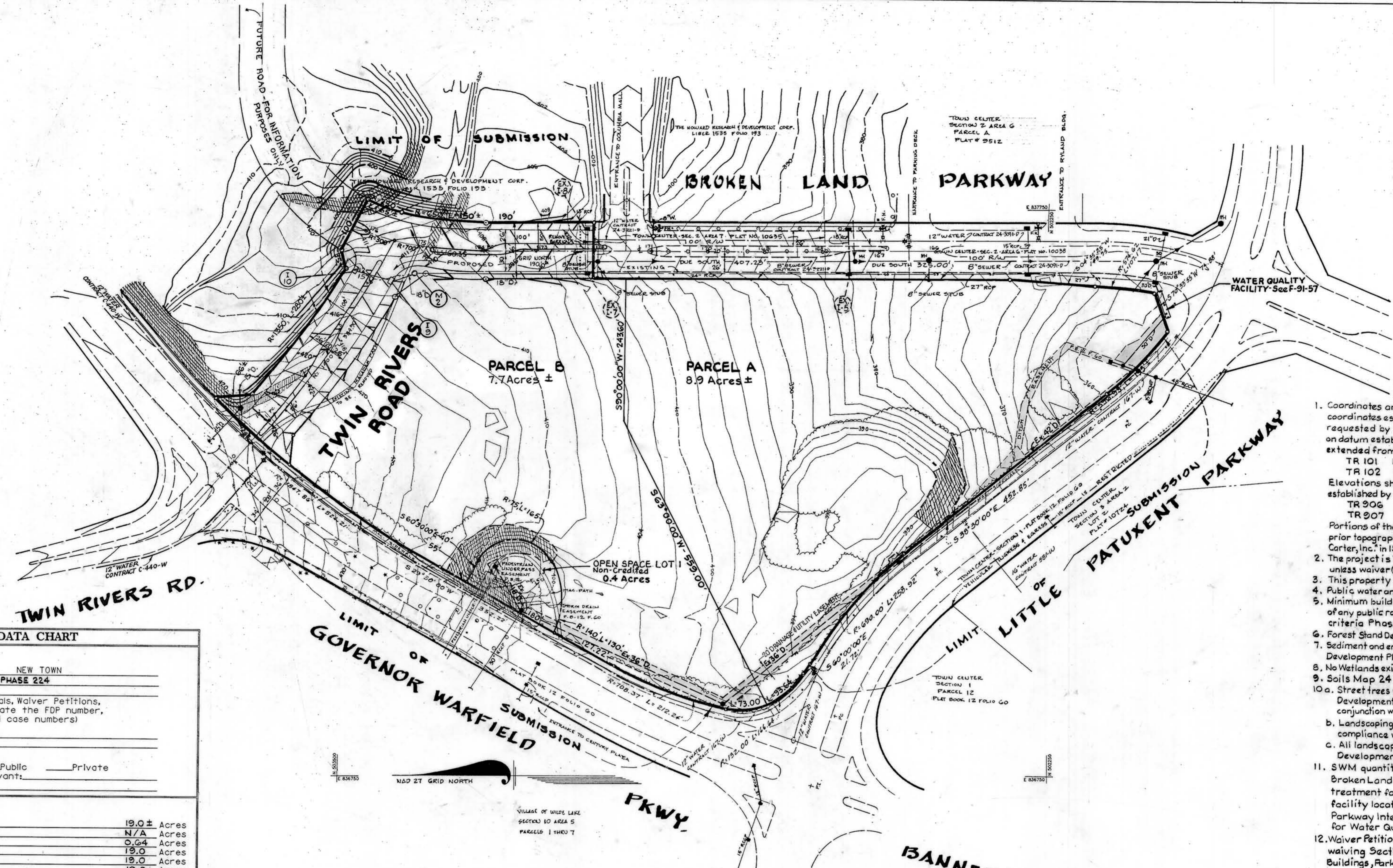


VICINITY MAP
SCALE: 1" = 2000'



- LEGEND**
- EXISTING WATER
 - ▨ 25% SLOPE
 - STORM DRAIN
 - SANITARY SEWER

GENERAL NOTES

1. Coordinates and bearings shown hereon are referred to the system of coordinates established by the Howard County Survey System (NAD 27) as requested by "The Rouse Company". The traverse control system is based on datum established by "Whitman, Reardon and Associates" (NAD 27) as extended from the following traverse stations:
 TR 101 N 503690.8580 E 839102.2760 Rebar/Cap
 TR 102 N 503690.7010 E 838314.2860 Rebar/Cap
 Elevations shown hereon are based on the following traverse stations established by "Fisher, Collins and Carter, Inc." (NGVD 29 Vertical Datum)
 TR 906 N 504280.1630 E 838550.3680 Elev. 381.500
 TR 907 N 504400.6701 E 838647.7701 Elev. 394.150
 Portions of the field run topography shown hereon have been compiled from prior topographic surveys by "Shanberger & Lane" and "Fisher, Collins and Carter, Inc." in 1994. All other topography shown is by "DMW" dated 1995.
2. The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
3. This property is located within the Howard County Metropolitan District.
4. Public water and sewer systems to be made available and utilized.
5. Minimum building setback restrictions from property lines and right-of-way of any public road will be in accordance with the Final Development Plan criteria Phase 224.
6. Forest Stand Delineation not required per Section 16.1200 Subdivision Regulations.
7. Sediment and erosion control measures will be included with Final Plans and Site Development Plans.
8. No Wetlands exist on this site per field determination by "Duff, McCune, Walker" on 8/17/94.
9. Soils Map 24.
10. a. Street trees will be provided in accordance with the Subdivision and Land Development Regulations, Section 16.124. Street trees will be planted in conjunction with the road construction of Broken Land Parkway and Twin Rivers Road.
 b. Landscaping will be provided in accordance with Newtown (HRD) alternative compliance with the Site Development Plan.
 c. All landscaping obligations will be met by the builder on the Site Development Plans.
11. SWM quantity will be provided by regional facility located on west side of Broken Land Parkway, south of Little Patuxent Parkway. Water quality treatment for Broken Land Parkway extension is available at existing facility located northwest of Little Patuxent Parkway / Broken Land Parkway Intersection. See F-91-57 for Water Quality and F-85-131 for Water Quantity.
12. Waiver Petition, File Number WP-96-74, was approved April 11, 1996 waiving Section 16.145 (C)(1)(g) which requires that the location of Buildings, Parking Areas, Internal Streets, etc. be shown for Apartment Projects on this Sketch Plan.
13. Vehicular ingress and egress to Broken Land Parkway will be permitted only at the points of access approved by the Department of Planning and Zoning and the Department of Public Works. Vehicular access to Governor Warfield Parkway, Little Patuxent Parkway and Twin Rivers Road is prohibited.

SITE ANALYSIS DATA CHART

1. General Site Data

a. Present Zoning: NEW TOWN

b. Applicable DPZ File References: FDP PHASE 224

(include any Zoning Board, Board of Appeals, Waiver Petitions, etc. If in the New Town district, also state the FDP number, type of land use, and any Planning Board case numbers)

c. Proposed Use of Site: APARTMENTS

d. Proposed Water and Sewer Systems: Public Private

e. Any Other Information Which May Be Relevant:

2. Area Tabulation

a. Total Area of Site:	19.0 ± Acres
b. Area of 100 year Floodplain:	N/A Acres
c. Area of Steep Slopes (25% or Greater):	0.64 Acres
d. Net Area of Site:	19.0 Acres
e. Area of This Plan Submission:	19.0 Acres
f. Approximate Limit of Disturbed Area:	19.0 Acres
g. Area of Proposed Building Lots:	N/A Acres
h. Area of Proposed Open Space Lots:	0.4 Acres
i. Area of Proposed Preservation Parcels:	N/A Acres
j. Area of Bulk Parcels:	16.6 Acres
k. Area of Proposed Public Roads:	2.0 Acres
l. Area of Proposed Private Roads (PARKING SPACES):	N/A Acres
m. Area of Proposed Public Road R/W Dedication:	2.0 Acres
n. Other Area:	N/A Acres

3. Unit/Lot Tabulation

a. Total Number of Residential Units/Lots Allowed for Project:	318
b. Total Number of Residential Units/Lots Proposed on this Submission:	0
c. Density of Project Per Net Acres:	19.2
d. Total Number of Lots Allowed per DEO/CEO:	N/A
e. Total Number of Lots Proposed per DEO/CEO:	N/A
f. Total Number of Preservation Parcels Proposed:	N/A
g. Total Number of Open Space Lots Proposed:	1
h. Total Number of Non-Residential Parcels Proposed:	N/A
i. Total Number of Non-Buildable Bulk Parcels Proposed:	N/A
j. Overall Total Number of Lots/Parcels Proposed:	3
k. Other:	

PRELIMINARY EQUIVALENT SKETCH PLAN SHEET INDEX

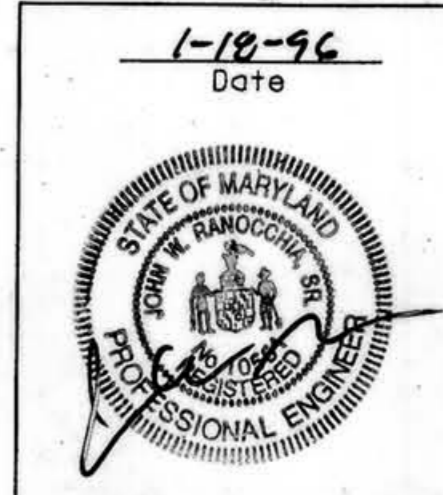
NO.	PLAN
1 OF 1	PRELIMINARY EQUIVALENT SKETCH PLAN

TABULATION OF LAND USE

LAND USE	ACRES
APARTMENTS	16.6
COMMERCIAL	2.0
ROADWAY 2.0	
OPEN SPACE (Non-Credited)	0.4
TOTAL	19.0

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: April 24, 1996
Jung, Smith
7/29/96



5/10/96	1	HORIZONTAL CURVE RADI, PARCEL BOUNDARY
Date:	No.	Revision Description

TOWN CENTER
SECTION 2 AREA 9 PHASE 224
PART OF PARCEL 81

OWNER/DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Duff, McCune, Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3838
Fax: 296-4708

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SECTION 2 AREA 9 PHASE 224
TAX MAP 36 PART OF PARCEL 81
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
CENSUS TRACT
ZONE

TITLE: **COMPREHENSIVE SKETCH PLAN & SUBDIVISION PRELIMINARY EQUIVALENT SKETCH PLAN**

Des By	DKH	Scale	1" = 100'	Proj. No.	95019.C
Drn By	DKH	Date	5/9/96		
Chk By	JWR	Approved	JWR		

Professional Engr. No. 10551

1 OF 1