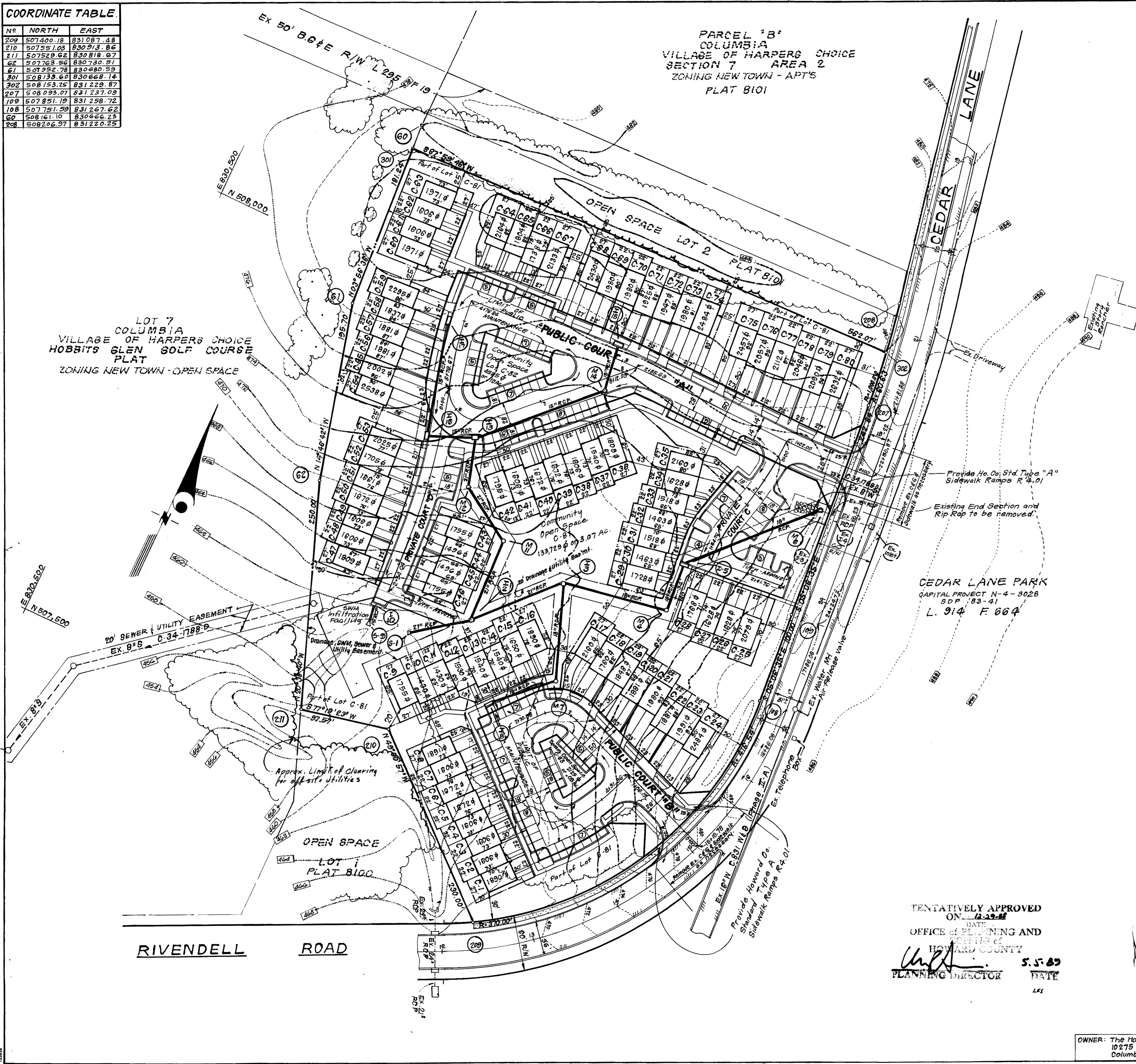
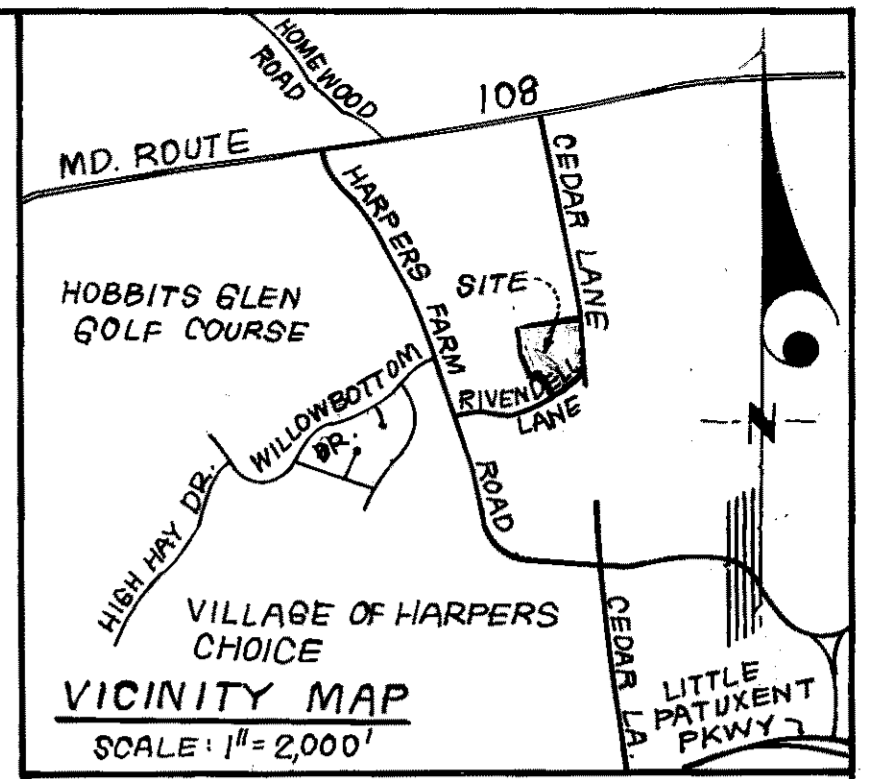


COORDINATE TABLE		
N ^o	NORTH	EAST
209	507400.18	831087.48
210	507551.03	830913.86
211	507529.62	830818.07
62	507763.96	830730.91
61	507952.78	830680.59
301	508133.60	830668.14
302	508153.25	831229.87
207	508093.07	831237.09
109	507951.19	831259.72
108	507951.59	831267.62
60	508161.10	830666.29
208	508206.97	831220.25

PARCEL 'B'
COLUMBIA
VILLAGE OF HARPERS CHOICE
SECTION 7 AREA 2
ZONING NEW TOWN - APT'S
PLAT 8101



SITE ANALYSIS

	New Town - Single Family Attached Townhouses
1. Zoning:	
2. Unit Type Proposed:	
3. Number of Units Permitted:	80
4. Number of Units Proposed:	80
5. Parking Spaces Required:	160
6. Parking Spaces Provided:	201
- Private Driveway / Garage:	42 x 2 = 84
- Court Parking:	117 - 1
7. Area Tabulation:	
- Total Area of Parcel:	7.80 Ac.
- Public Roadway Dedication:	1.29 Ac.
- Buildable lots:	3.37 Ac.
- Community Open Space:	3.22 Ac.
- Private Drives and Parking:	0.64 Ac.
8. Building Coverage Permitted:	30%
Proposed:	17.9%

GENERAL NOTES

- Topography was compiled from field run topography.
- Area included in this submission is located on tax map 29, Parcels 59 & 60.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the manual of Uniform Devices.
- Public Water and Sewer to be utilized.
- Sediment and Erosion Control measures to be provided with submission of the Site Development Plans.
- All utilities shown as existing were compiled from available records and field survey.
- See Soils Map No. 10.
- Minimum building setback restrictions from property lines and rights-of-way of any public road and street to be in accordance with Final Development Plan Phase 200 as recorded in Plat 3054-A 979 thru 983.
- Plan subject to W.P.-89-15, waiver of certain sidewalks.
- Based on a field evaluation dated Sept. 1987, by Kidde Consultants, Inc., no wetlands exist on this parcel.
- Street trees shall be provided in accordance with Section 10.131.
- Recording Reference: Plat 8101, L. 1995 F. 193.
- Maximum Length of Building is 115', minimum 88'.
- File Reference F-88-151, 9-88-11, W.P.-89-15 waiver of certain sidewalks.

LEGEND

Contour Interval	2 ft.
Existing Contour	--- 2' ---
Proposed Storm Drain	--- 15" RCP ---

TENTATIVELY APPROVED
ON 12-29-88
DATE
OFFICE OF PLANNING AND
ZONING
HOWARD COUNTY
PLANNING DIRECTOR
S.S. 89
DATE
L.S.



CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 - BALTO. • (301) 621-8100 - WASH.		SCALE 1" = 50'
DESIGNED WHT	PRELIMINARY PLAN LOTS C-1 THRU C-83 A RESUBDIVISION OF PARCEL C	DRAWING 10F1
DRAWN JTR	COLUMBIA VILLAGE OF HARPERS CHOICE SECTION 7 AREA 2 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 88-042
CHECKED JLS	TAX MAP 29 PARCELS 59 & 60	FILE NO. 88-042-P
DATE NOV. 1988	FOR: Columbia Builders, Inc. 3 Lakefront North, Suite 200 Columbia, Md. 21044	

OWNER: The Howard Research & Development Land Co.
10275 Little Patuxent Parkway
Columbia, Md. 21044