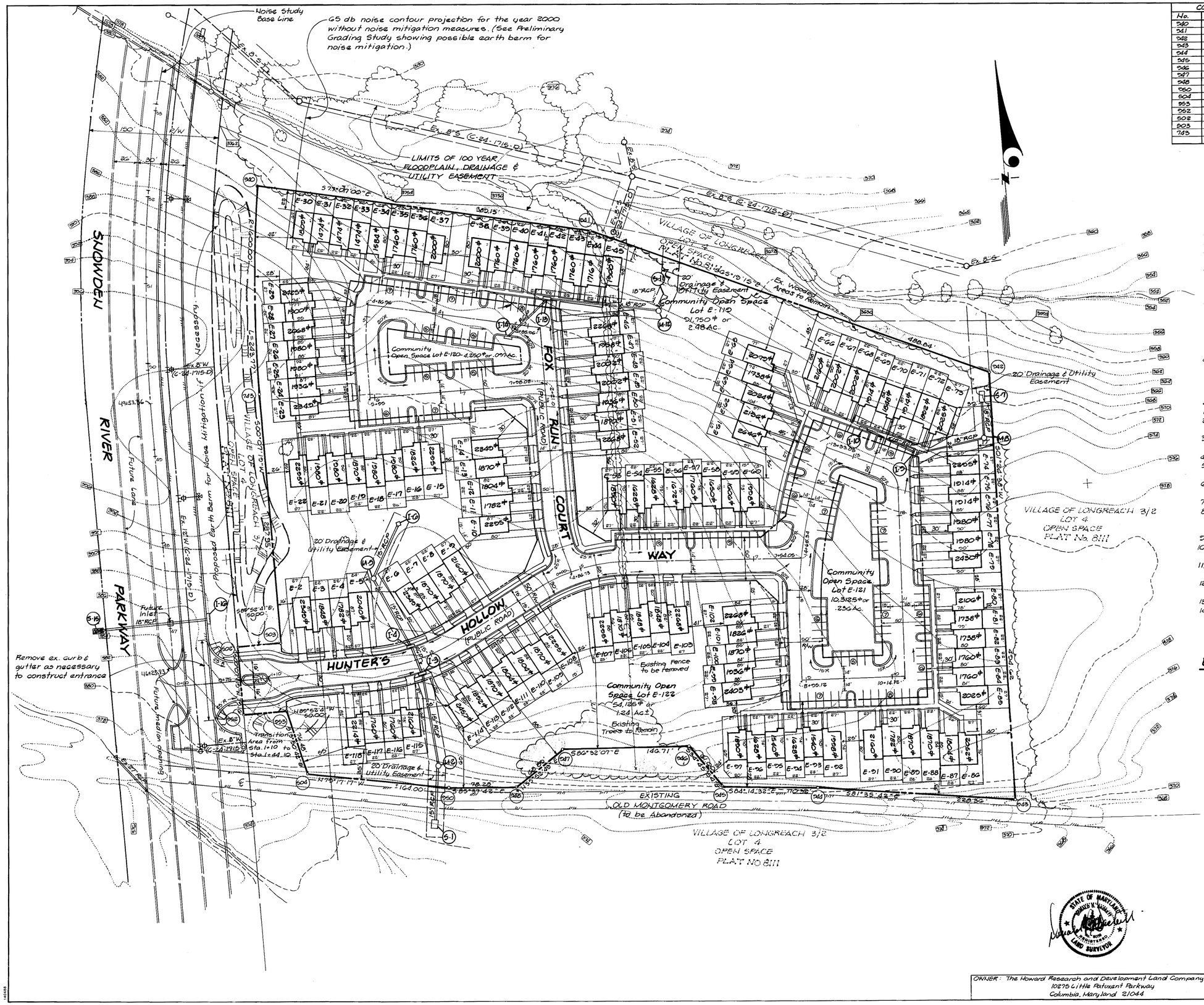
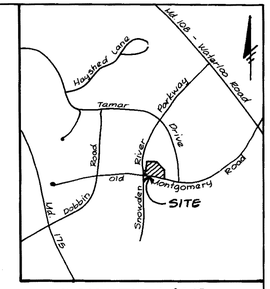


COORDINATE TABLE		
No.	North	East
940	499428.69	854573.98
941	499341.93	854953.32
942	499137.82	855397.51
943	498643.34	855385.34
944	498676.72	855159.42
945	498687.79	855049.66
946	498737.90	855,014.87
947	498746.77	854868.43
948	498708.13	854811.40
950	498714.09	854733.36
504	498744.53	854572.45
953	498818.79	854554.15
952	498818.90	854504.15
502	498898.06	854504.32
503	498897.95	854554.32
743	499185.90	854564.93



VICINITY MAP

Scale: 1" = 2000'

SITE ANALYSIS

1. Zoning: New Town - Single Family Attached Townhouses
2. Unit type proposed:
3. Number of units permitted: 117
4. Number of units proposed: 117
5. Parking spaces required: 234
6. Parking spaces provided: 262
   - Private driveway parking: 54
   - Garage parking: 54
   - Court parking: 154
7. Area tabulation:
   - total area of parcel: 11.7 Ac.
   - Public roadway dedication: 2.43 Ac. ±
   - Buildable lots: 5.21 Ac. ±
   - Community open space: 4.06 Ac. ±
   - Private drives and parking: .22 Ac ±
8. Building coverage permitted: 30%
   proposed: 17.6% ±

GENERAL NOTES

1. Topography was compiled from aerial topography.
2. Area included in this submission is located on tax map 37, parcel 229.
3. Installation of traffic control devices shall be in accordance with the latest edition of the manual of uniform devices.
4. Public water and sewer to be utilized.
5. Sediment and erosion control measures to be provided with submission of the site development plan.
6. All utilities shown as existing were compiled from available records and field survey.
7. See Soils map No. 25.
8. Minimum building setback restrictions from property lines and rights of way of any public road or street to be in accordance with final development plan - Phase 197-A part II.
9. File reference: F-88-171. S-89-35.
10. Based on a wetlands assessment conducted by Kidde Consultants, Sept. 24, 1987; No wetlands exist on this parcel.
11. Street trees shall be in accordance with section 16.131 of the Howard County Subdivision Regulations.
12. Storm Water Management has been provided for in previously approved facility. See plan F-88-171.
13. This plan is subject to requirements of M.D.E.-W.Q.C. # 87-0316.
14. 100 year floodplain information based on watershed study by Purdum & Jeschke in 1987.

LEGEND

Contour Interval 2 ft.
Existing Contour ---- 370 ----

TENTATIVELY APPROVED ON 1-12-89

2.7.89

File References: F-88-171, S-89-35.

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7500 — BALTO. • (301) 621-8100 — WASH.

DESIGNED MJP	PRELIMINARY PLAN LOTS E-2 thru E-122; A RESUBDIVISION OF PARCEL E-1	SCALE 1"=50'
DRAWN PER	COLUMBIA VILLAGE OF LONGREACH	DRAWING 1 of 1
CHECKED WHT	TAX MAP 37 PARCELS 229 SECTION 3, AREA 2, 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 88-051
DATE Dec. 13, 1988	FOR: The Troutman Company Wilde Lake Village Green #300 Columbia, Maryland 21044	FILE NO. 88-051 P

OWNER: The Howard Research and Development Land Company
10275 Little Patuxent Parkway
Columbia, Maryland 21044

P-89-48