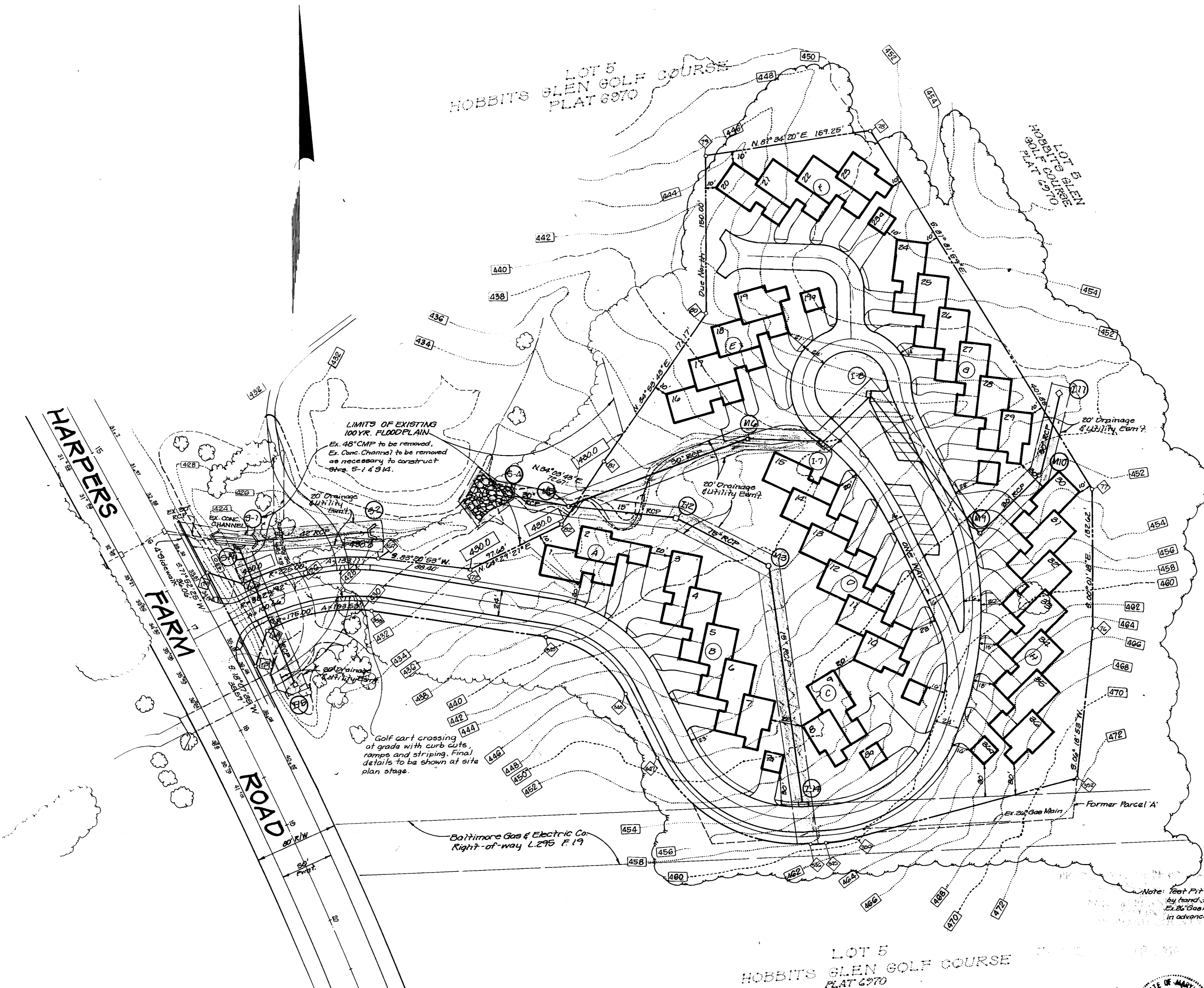
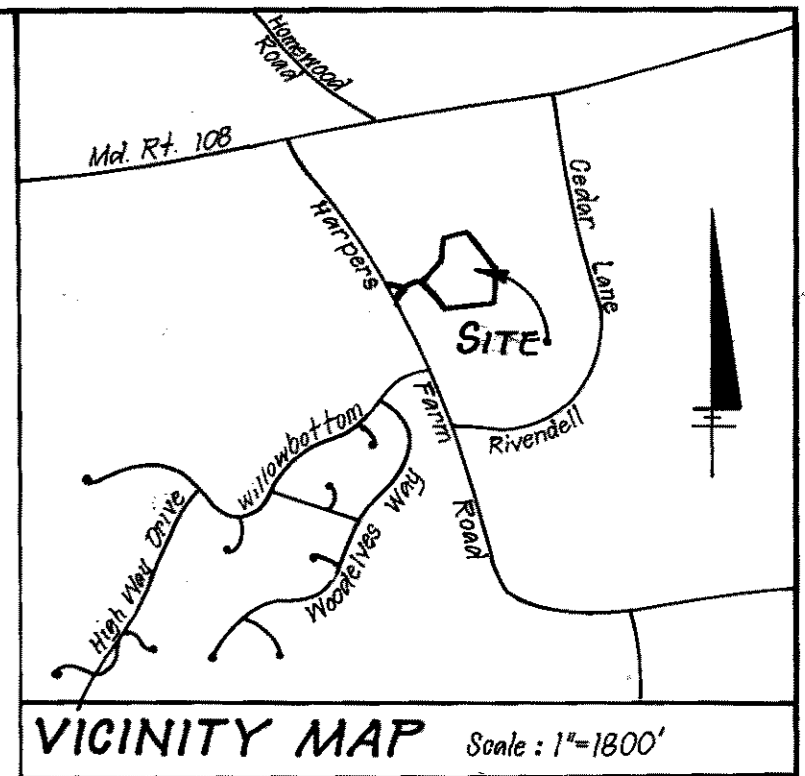


COORDINATES		
NO.	NORTH	EAST
175	508394.88	829519.90
165	508368.70	829530.97
164	508386.73	829631.36
163	508369.79	829644.09
74	508164.50	829954.11
75	508167.19	830299.58
76	508367.21	830319.50
77	508499.88	830319.46
78	508842.36	830109.27
79	508819.02	829951.74
80	508669.02	829951.74
81	508528.68	829853.82
82	508468.48	829813.12
172	508426.36	829724.96
167	508436.60	829657.15
166	508418.15	829608.08
176	508424.57	829478.81



SITE ANALYSIS

- Zoning: New Town Multi-family Apartments
 - Unit Type Proposed: Condominium Townhouses
 - Number of units permitted: 38
 - Number of units proposed: 36
 - Parking Spaces Required: (2/Unit) 72
 - Private Parking (4/Unit)* 144
 - Guest Parking Areas: 14
 - Total: 158
 - Area Tabulation:
 - Total area of Parcel: 6.006 Ac.
 - Public Roadway Dedication: 0
 - Private Drives & Parking: 1.05± Ac.
 - Building Coverage Permitted: No Limit
 - Proposed: 22%
- * Two on driveway and Two in double garage.

GENERAL NOTES

- Topography was compiled from aerial topography.
- Area included in this submission is located on Tax Map 29, Parcel 59±60
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
- Public water & sewer to be utilized.
- Sediment & 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 # 199
- Minimum building setback restrictions from property lines and rights-of-way of any public road and street to be in accordance with the Final Development Plan - Phase 199-A
- Recording reference:
- Plan subject to W.P.-88-85 waiver of Preliminary Plan.
- Street trees exist on Harpers Farm Road. A detailed Landscape Plan for this project shall be provided at the site plan stage.

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- POSSIBLE HOUSE LOCATION
- FLOOD PLAIN ELEV. 480.0
- COORDINATE NUMBERS

TENTATIVELY APPROVED ON 2-19-88 DATE

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR 11-21-88 DATE J.A.



OWNER: Howard Research & Development Corp. 10275 Little Bluestem Parkway Columbia, MD. 21044

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7200 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED WHT	SKETCH PLAN PARCEL A1 (FORMERLY PARCEL 'A') COLUMBIA VILLAGE OF HARPERS CHOICE SECT. 7 AREA I TAX MAP NO. 29 PARCEL NO. 59±60 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND FOR: J.V. HOMES One Delivery North, Suite 203 10280 New Hampshire Ave. Silver Spring, MD. 20903	SCALE 1"=50'
DRAWN LJG		DRAWING 1 of 1
CHECKED WHT		JOB NO. 87-119
DATE December 1986		FILE NO. 87-119