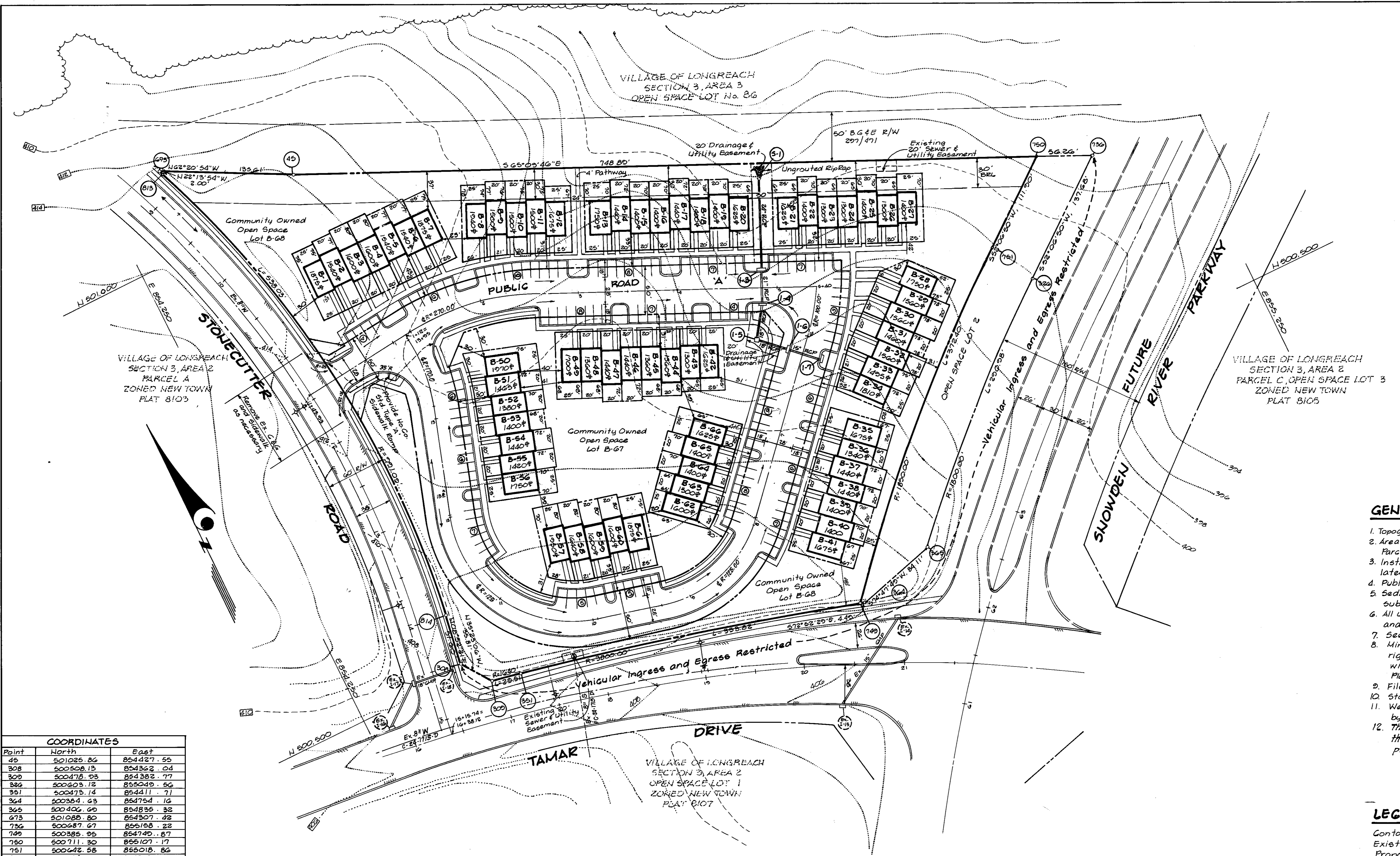


VICINITY MAP
Scale: 1"=2000'



SITE ANALYSIS

1. Zoning	New Town - SFA
2. Unit Type Proposed	Townhouses
3. Number of Units Permitted	66 units
4. Number of Units Proposed	66 units
5. Parking Spaces Required	152 spaces
6. Parking Spaces Proposed	155 spaces
7. Area Tabulation:	
Total Area of Parcel	6.573 Ac.
Public Roadway Dedication	1.72 Ac.
Buildable Lots	2.93 Ac.
Community Open Space	2.92 Ac.
8. Private Driveways & Parking	.19 Ac. 8,505 [±]
9. Building Coverage Permitted	20%
10. Building Coverage Proposed	1.00Ac. (17.4%)

- GENERAL NOTES**
- Topography was compiled from aerial topography.
 - Area included in this submission is located on Tax Maps 36 & 37, Parcel 229.
 - Installation of traffic control devices shall be in accordance with the latest edition of the manual of Uniform Control Devices, 1984.
 - Public water and sewer to be utilized.
 - Sediment and erosion control measures to be provided with the submission of the Site Development Plan.
 - All utilities shown as existing were compiled from available records and field survey.
 - See Soils Map # 25.
 - 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 197 Part II, recorded as Plat No. FDP 3054-A-008 thru 3054-A-057.
 - File Reference: F-88-171, S-87-46, P-87-85.
 - Stormwater Management provided by previously approved plans F-88-171.
 - Wetland note: No wetlands exist within Parcel 'B' as determined by Kilde Consultants, Inc.
 - This plan is subject to WP-89-164 which waives the Preliminary Plan and the placement of sidewalks along the southern & western side of the public R/W between B-41 and B-50.

COORDINATES

Point	North	East
45	501025.86	854427.59
308	500508.13	854362.04
309	500478.03	854382.77
386	500603.12	855049.86
351	500475.14	854411.71
364	500394.03	854754.16
365	500406.00	854835.32
673	501088.80	854307.42
756	500687.67	855188.22
749	500385.05	854740.87
750	500711.30	855107.17
751	500642.58	855018.86
815	501086.06	854308.18
814	500559.11	854369.99

LEGEND

Contour Interval 2'

Existing Contour

Proposed House Location

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (301) 381-7600 - BALTO. • (301) 621-8100 - WASH.

DESIGNED MJP	SKETCH PLAN LOTS B-1 thru B-68 A RESUBDIVISION OF PARCEL 'B' COLUMBIA VILLAGE OF LONGREACH SECTION 3, AREA 2 TAX MAPS 36 & 37, PARCEL 229 6 TH ELECTION DISTRICT, HOWARD COUNTY, MD	SCALE 1"=50'
DRAWN PER		DRAWING 1 of 1
CHECKED WHT		JOB NO. 88-154
DATE May 5, 1989		FILE NO. 88-134-P
OWNER/DEVELOPER: HOWARD RESEARCH AND DEVELOPMENT LAND CO. 10275 Little Patuxent Pkwy. Columbia, Md. 21044		

