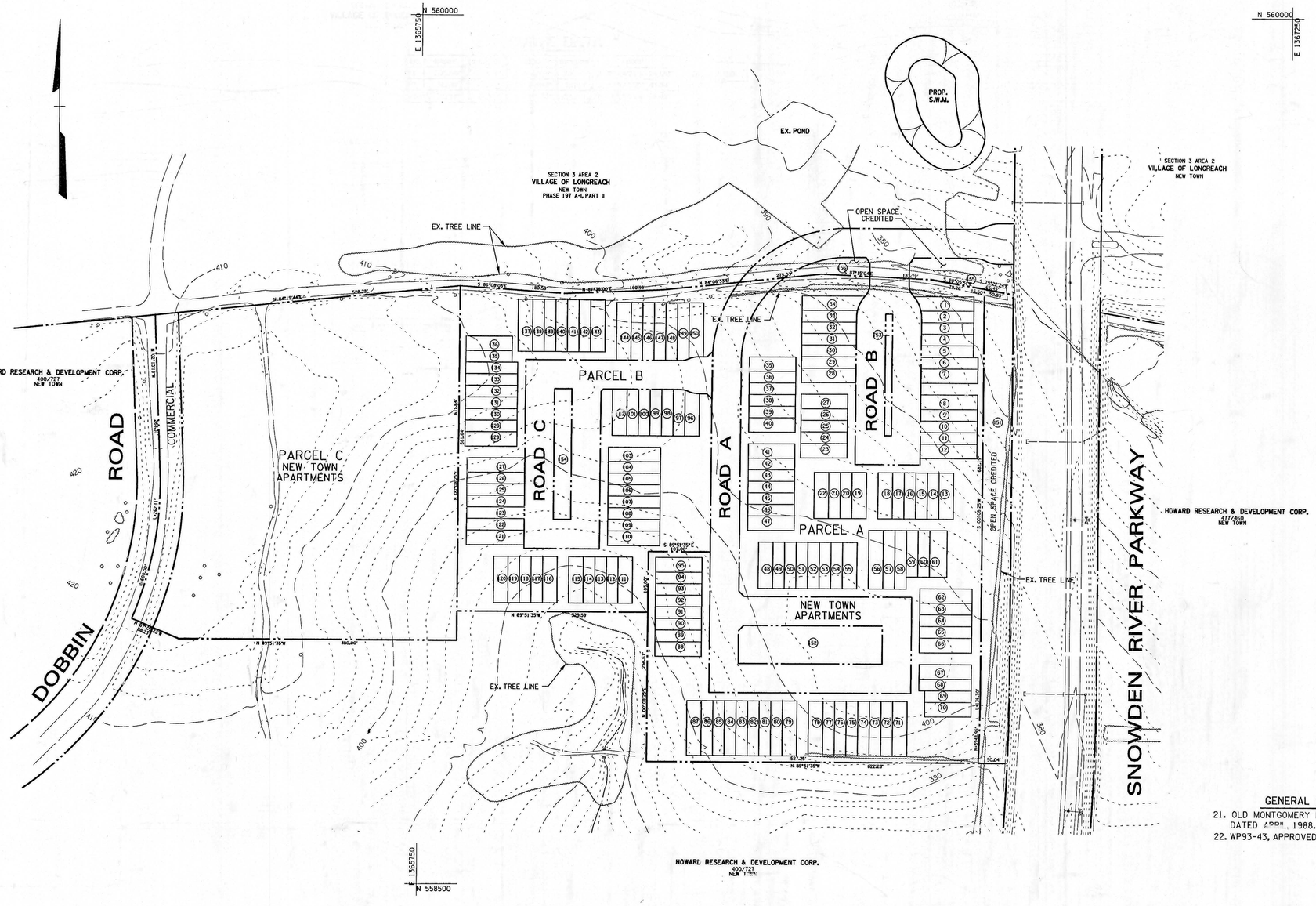

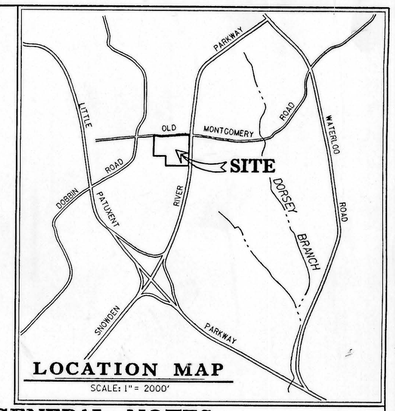

LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
2. PROJECT BACKGROUND
   ZONING: NEW TOWN PER 8-2-85 COMPREHENSIVE ZONING
   ZB/BA REF: 916-M
   ELECTION DISTRICT: 6TH
   SECTION/AREA: SECTION 4, AREA 3
   TOTAL TRACT AREA: 23.99 AC.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL MAPS DATED 1963 PREPARED FOR HOWARD RESEARCH & DEVELOPMENT BY MAPS INC. & AS UPDATED BY FIELD OBSERVATION PERFORMED IN 1992.
4. THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
5. PUBLIC WATER AND SEWER SYSTEMS TO BE MADE AVAILABLE AND UTILIZED.
6. SITE ANALYSIS:
   TOTAL NUMBER OF TOWN HOUSE LOTS 150
   TOTAL NUMBER OF OPEN SPACE LOTS 4
   TOTAL NUMBER OF LOTS 156
7. LAND USE TABULATION:
   PHASE 220
   NEW TOWN APARTMENTS ..... 21.7 AC.
   ROAD R/W ..... 3.4 AC.
   OPEN SPACE CREDITED ..... 1.0 AC.
   COMMERCIAL ..... 0.5 AC.
   ROAD R/W ..... 0.5 AC.
   PHASE 197 A-1, PART II
   OPEN SPACE CREDITED ..... 0.2 AC.
   OPEN SPACE NON CREDITED ..... 0.6 AC.
   ROAD R/W ..... 0.60 AC.
8. ACREAGE TABULATION: TOTAL ACREAGE ... 24.0 AC.
   PARCEL A ..... 11.6 AC.
   PARCEL B ..... 5.4 AC.
   PARCEL C ..... 7.0 AC.
   TOTAL ACREAGE ... 24.0 AC.
9. PARKING DATA:
   TOTAL PARKING SPACES REQUIRED 300
   TOTAL PARKING SPACES PROVIDED 362
10. SOILS MAP 25.
11. ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
12. WETLAND EVALUATION PREPARED BY GEOTECHNOLOGY ASSOCIATES, INC.
13. TRAFFIC STUDY PREPARED BY WELLS & ASSOCIATES.
14. NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES.
15. GEOTECHNICAL REPORT PREPARED BY GEOTECHNOLOGY ASSOCIATES, INC.
16. HORIZONTAL DATUM: NAD 83 / VERTICAL DATUM: NGVD 29
17. EXISTING UTILITIES LOCATED BY DMW.
18. STORMWATER MANAGEMENT PROVIDED
19. STREET TREES ARE TO BE PLACED 40' ON CENTER PER DESIGN MANUAL.
20. VEGETATIVE ANALYSIS: SITE CONSISTS OF MEADOW IN STAGES OF FIELD SUCCESSION WITH A FEW STANDS OF DECIDUOUS TREES, MAINLY LOCUSTS AND A FEW POPLARS.

GENERAL NOTES (CONTINUED)

21. OLD MONTGOMERY ROAD WAS ABANDONED PER RESOLUTION NO. 5 DATED 1ST 1988.
22. WP93-43, APPROVED 12/8/92

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph Rutter 5/13/93
PLANNING DIRECTOR DATE
SA

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 2 March '93
Joseph Rutter

PRELIMINARY PLAN SHEET INDEX	
NO.	PLAN
1 OF 3	COVER SHEET
2 OF 3	SITE PLAN
3 OF 3	SITE PLAN

SUPPLEMENTAL PLAN SHEET INDEX	
NO.	PLAN
1 OF 3	ROAD PROFILES
2 OF 3	ROAD PROFILES
3 OF 3	ROAD PROFILES
1 OF 2	DRAINAGE AREA MAP/STORM DRAIN PLAN
2 OF 2	DRAINAGE AREA MAP/STORM DRAIN PLAN
1 OF 2	SOILS MAP
2 OF 2	SOILS MAP
1 OF 2	SEDIMENT CONTROL PLAN
2 OF 2	SEDIMENT CONTROL PLAN

4/21/93
Date

STATE OF MARYLAND
JOHN W. RAMCOFFER JR.
No. 10551
PROFESSIONAL ENGINEER

Professional Engr. No. 10551

Date	No.	Revision Description
1/13/93		REVISED PER COUNTY COMMENTS

LONGREACH

OWNER / DEVELOPER

THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

AREA SECTION 4, AREA 3, PHASE 220
TAX MAP 36.37 PARCEL 50
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE COVER SHEET
PRELIMINARY EQUIVALENT SKETCH PLAN AND COMPREHENSIVE SKETCH PLAN

Des By	J.W.R.	Scale	1" = 100'	Proj. No.	89088D
Drn By	C.B.	Date	10/23/92	1 OF 3	
Chk By	J.W.R.	Approved			

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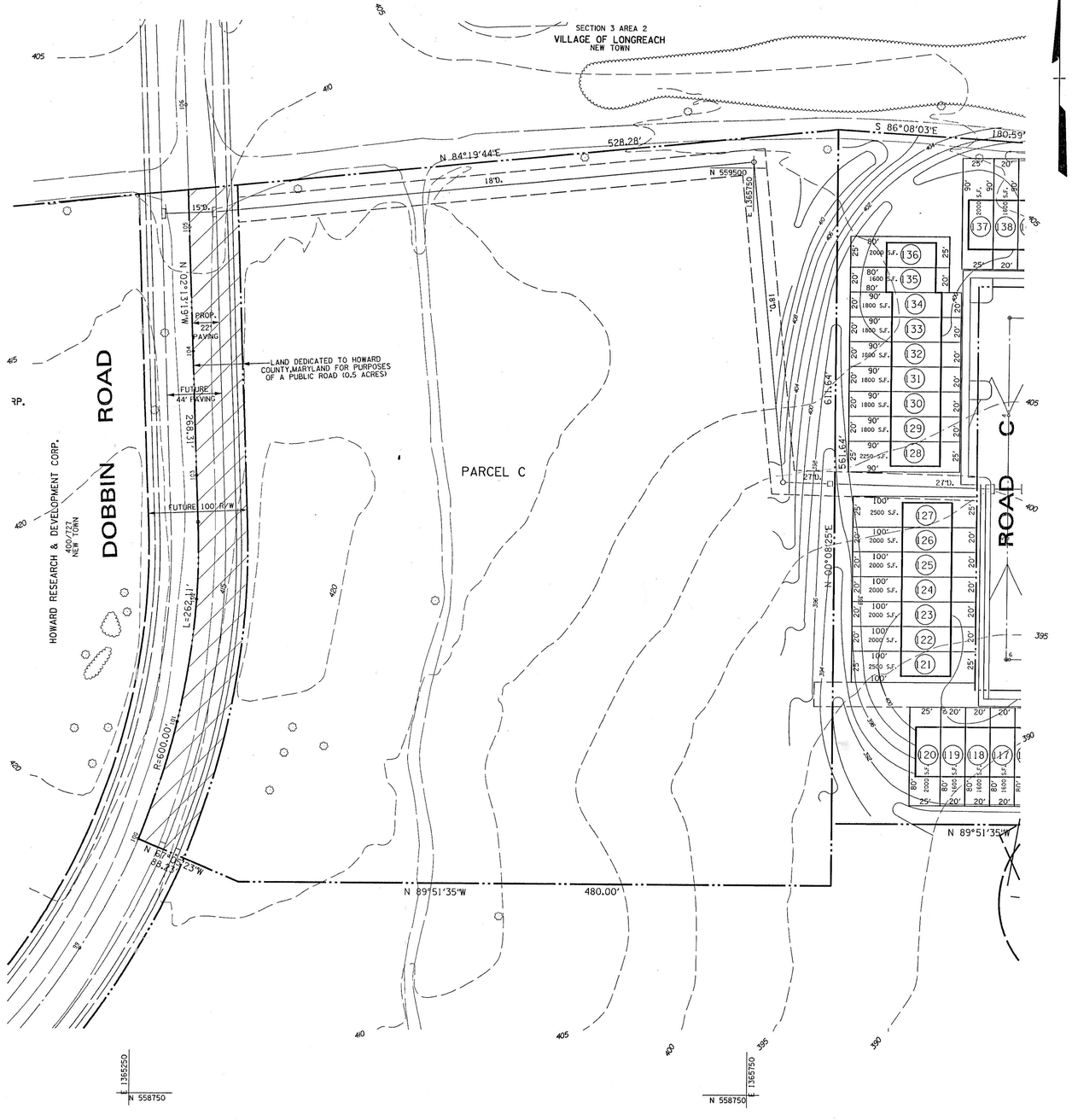
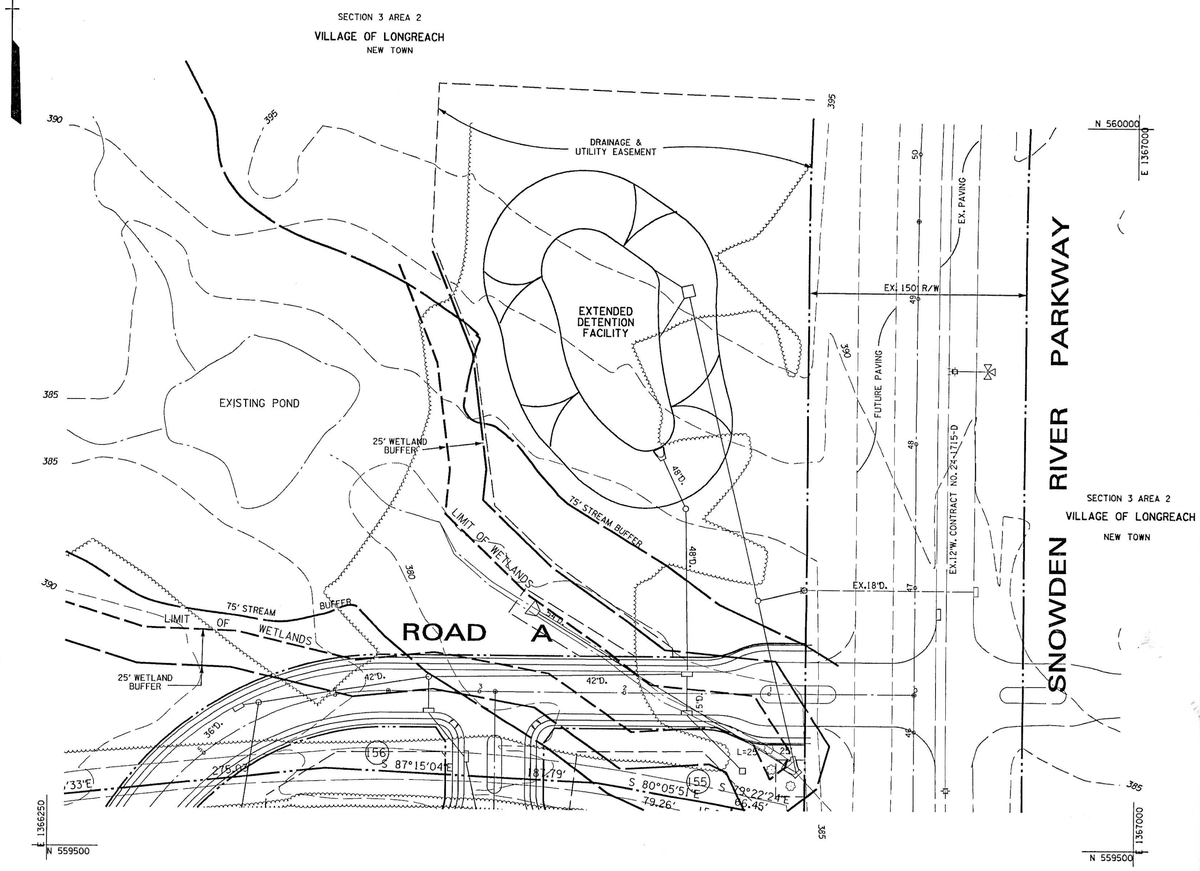
SP-93-10





SECTION 3 AREA 2
VILLAGE OF LONGREACH
NEW TOWN

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 5/12/93
JA

APPROVED
PLANNING BOARD of HOWARD COUNTY
DATE 2 March '93

Date	No.	Revision Description
1/13/93		REVISED PER COUNTY COMMENTS

LONGREACH

OWNER / DEVELOPER

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200 East Pennsylvania Avenue
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410 296 3333
Fax 296 4705

4/21/93
Date

STATE OF MARYLAND — JOHN W. WALKER, JR. — No. 10551 — PROFESSIONAL ENGINEER

Professional Engr. No. 10551

AREA
SECTION 4, AREA 3, PHASE 220
TAX MAP 36,37 — PARCEL 50
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY EQUIVALENT SKETCH PLAN AND COMPREHENSIVE SKETCH PLAN

Des By	J.W.R.	Scale	1" = 50'	Proj. No.	89088D
Drn By	C.B.	Date	10/23/92	3 OF 3	
Chk By	J.W.R.	Approved			

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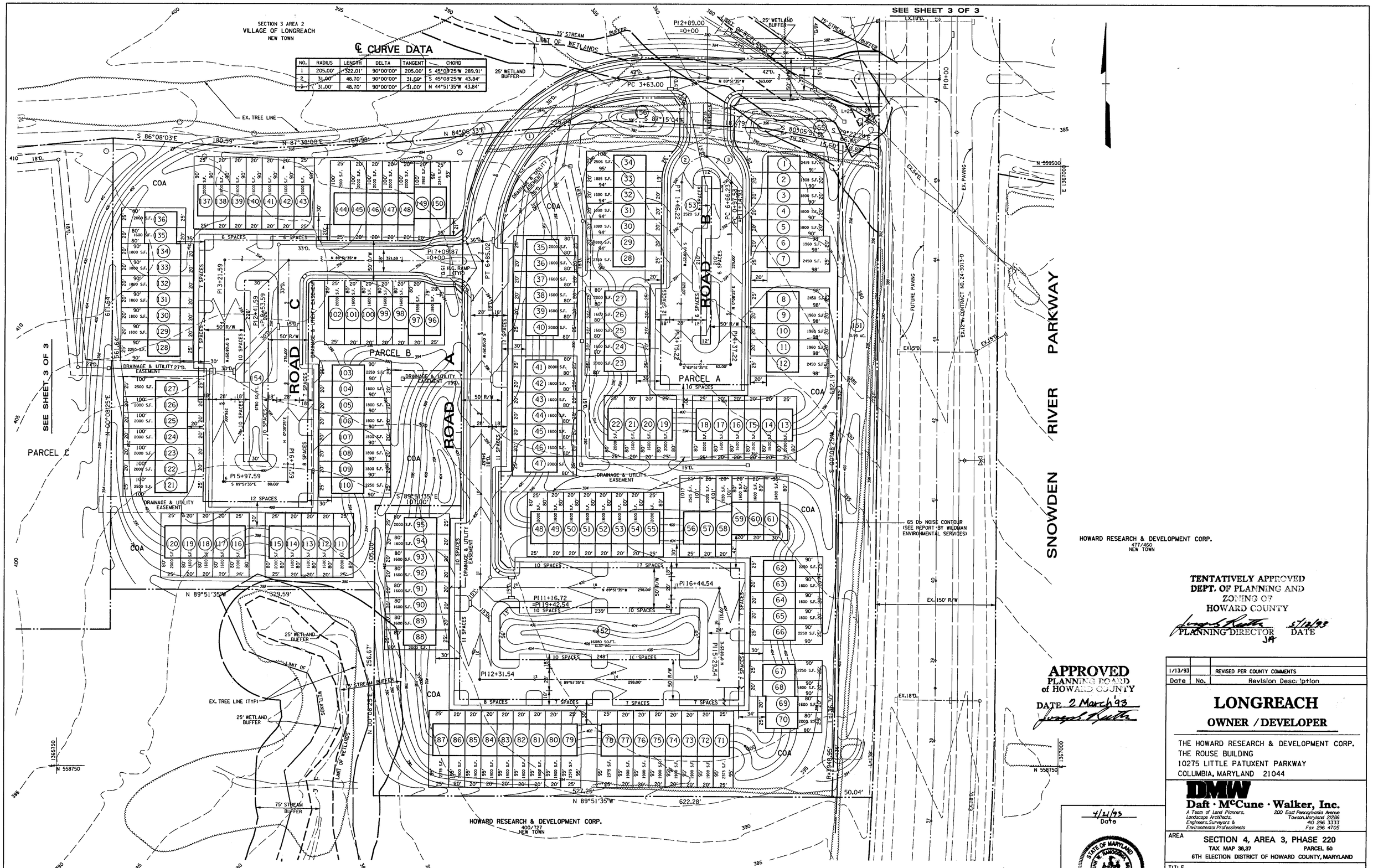
SP-93-10

SECTION 3 AREA 2
VILLAGE OF LONGREACH
NEW TOWN

℄ CURVE DATA

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD
1	205.00'	322.01'	90°00'00"	205.00'	S 45°08'25"W 289.91'
2	31.00'	48.70'	90°00'00"	31.00'	S 45°08'25"W 43.84'
3	31.00'	48.70'	90°00'00"	31.00'	N 44°51'35"W 43.84'



TENTATIVELY APPROVED
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4/2/93
Date

STATE OF MARYLAND — JOHN W. WALKER, JR. — No. 10551 — REGISTERED PROFESSIONAL ENGINEER

Professional Engr. No. 10551

AREA
SECTION 4, AREA 3, PHASE 220
TAX MAP 36,37 PARCEL 50
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY EQUIVALENT SKETCH PLAN
AND COMPREHENSIVE SKETCH PLAN

Des By	J.W.R.	Scale	1" = 50'	Proj. No. 89088D
Drn By	C.B.	Date	10/23/92	2 OF 3
Chk By	J.W.R.	Approved		

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SP-93-10