

LEGEND

- 2 FT. — DENOTES CONTOUR INTERVAL
- DENOTES EXISTING CONTOUR
- - - DENOTES PROPOSED CONTOUR
- - - DENOTES DIRECTION OF DRAINAGE
- - - DENOTES UNDERGROUND ELECTRIC CABLE
- - - DENOTES UNDERGROUND TELEPHONE CABLE
- - - DENOTES UNDERGROUND GAS LINE
- Ex. 6" W. — DENOTES WATER LINE (EXISTING)
- Ex. 8" S. — DENOTES SANITARY SEWER & FLOW (EXISTING)
- - - DENOTES WOODS LINE
- - - DENOTES EX. CONC. SIDEWALK, SLAB OR STRUCTURE
- - - DENOTES EX. CONC. CURB & GUTTER
- - - DENOTES PROP. STORM DRAIN TYPE & FLOW
- - - DENOTES EX. STORM DRAIN TYPE & FLOW
- B.R.L. — BUILDING RESTRICTION LINE
- R.C.P. — REINFORCED CONCRETE PIPE
- INV. — INVERT
- W/M — WATER METER
- W/V — WATER VAULT
- FH — FIRE HYDRANT
- - - DENOTES PROPOSED SEWER MAIN
- - - DENOTES PROPOSED WATER MAIN

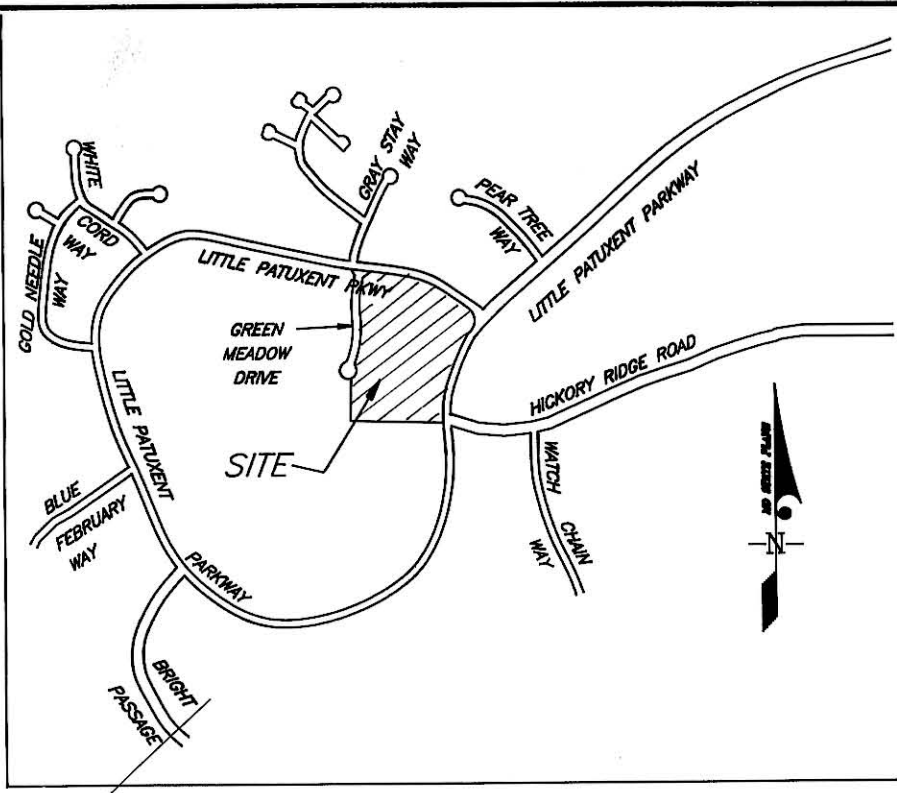
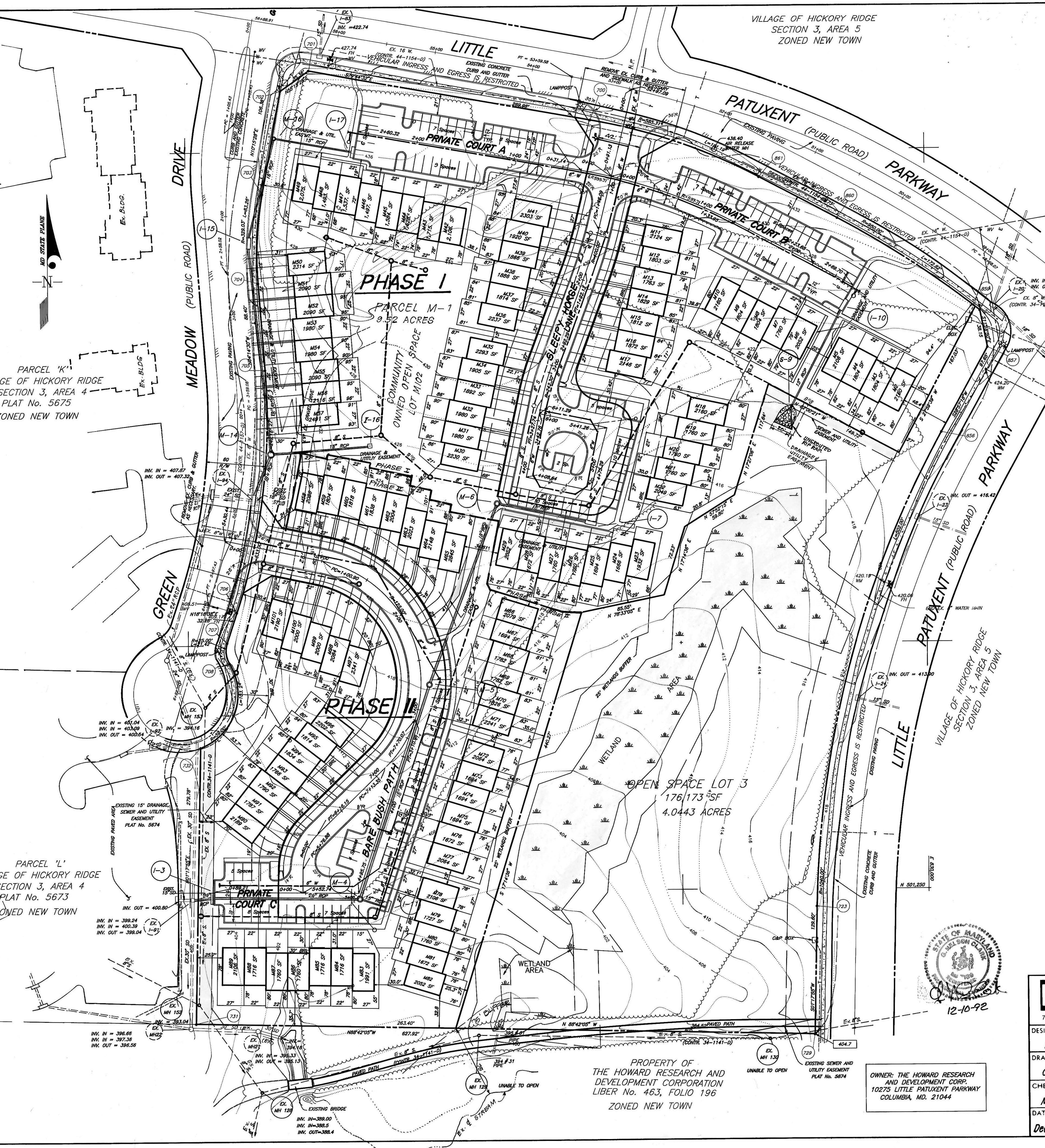


PARCEL 'K'
VILLAGE OF HICKORY RIDGE
SECTION 3, AREA 4
PLAT No. 5675
ZONED NEW TOWN

PARCEL 'L'
VILLAGE OF HICKORY RIDGE
SECTION 3, AREA 4
PLAT No. 5673
ZONED NEW TOWN

BOUNDARY COORDINATE TABLE

POINT No.	NORTH	EAST
700	50200.74	82981.30
701	50200.37	82975.96
702	50200.23	82974.81
703	50197.53	82972.87
704	50182.17	82973.22
705	50179.02	82973.78
706	50163.33	82979.44
707	50150.88	82979.30
708	50142.03	82979.58
723	50123.21	82985.82
722	50110.94	82982.88
721	50111.87	82925.53
720	50138.56	82921.57
856	50171.12	830015.65
857	50172.57	830092.82
859	50165.58	830055.44
860	50152.49	829911.04
861	50157.61	829831.81



VICINITY MAP
SCALE 1" = 1200'

SITE ANALYSIS

	New Town - S.F.A.
1. Zoning	Townhouses
2. Unit Type Proposed	Townhouses
3. Number of Units Permitted	100 per FDP 181-A-III-Part II
4. Number of Units Proposed	100
5. Parking Spaces Required	200 Spaces (2 SR/UNIT)
6. Parking Spaces Provided	235 Spaces
	Private Driveway/Garage 94
	Court Parking 141 Spaces
7. Number of lots proposed:	
	Buildable 100
	Open Space 1
8. Area Tabulation	
	Total Area of the Parcel 9.521 Acres
	Total Area of the Lots 4.43 Acres
	Public Roadway Dedication 1.42 Acres
	Private Drives and Parking 0.699 Acres
	Community Open Space 5.87 Acres
9. Building Coverage Permitted	N/A
10. Building Coverage Proposed	1.92 Acres

GENERAL NOTES

- Topography was taken from topographic and boundary survey plat by Fisher, Collins & Carter, Inc. dated June 3, 1992.
- The area included in this submission is located on Tax Map #35, Parcel #395.
- Public Water and Sewer are to be utilized.
- Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Devices.
- 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 surveys.
- See soil map number: 24
- The minimum building setback restrictions from the property lines and the right of ways of the public road or street to be in accordance with the final Development Plan.
- Wetland limits and buffer are shown per topographic survey prepared by Fisher, Collins & Carter, Inc. based on a wetland study prepared by Geo-Technology Assoc., Inc. dated May 5th 1992.
- Storm Water Management is being provided off site for quality and quantity control in the two existing SWM facilities shown on F-83-120.
- The coordinates shown hereon are based upon Traverse Controls for Columbia established by Maps, Inc. in 1965 and Purdom and Jeschke in 1968, which controls were tied to the Maryland Bureau of Control Surveys monuments and to the U.S. Coast and Geodetic Survey monuments in the Columbia area.
- Garages cannot be converted to living space because they are included in the "parking spaces provided" total.
- File reference: FDP-181-A-III-Part II, WP-93-58, S/P-93-12
- WP-93-58 was granted on 1-27-93. The WP included waiving the requirements for sidewalks on both sides of all streets (Sec. 16.129-2) and the requirement that private drives are not to exceed 200 feet in length. (Sec. 16.115(b)(5)).
- Street trees will be provided in accordance with the subdivision and Land Development Regulations, Section 16.131. Location of street trees will be provided with the submission of the road construction plans.
- All fillet radii are 5 FT. unless shown otherwise.
- All sidewalk ramps must comply with ADA Requirements.
- Landscaping will be provided in accordance with Columbia HRD landscaping guidelines. The applicant will provide perimeter, internal, parking lot and landscape term plantings at SDP stage.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James R. ... 4/12/93
PLANNING DIRECTOR ON DATE



CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

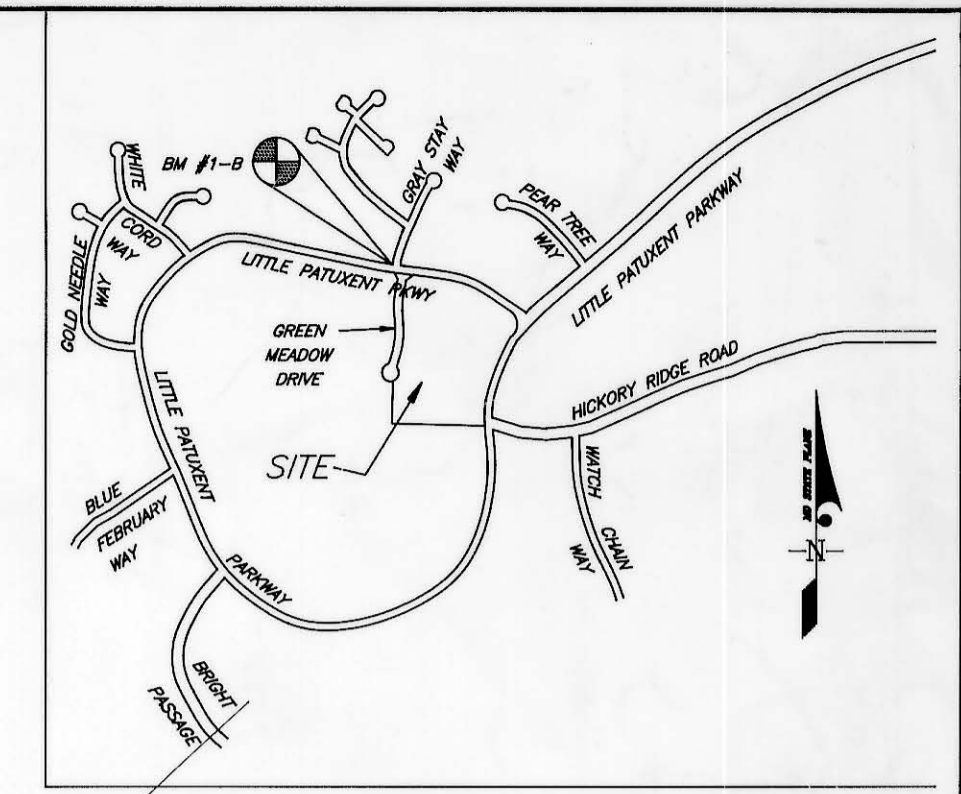
DESIGNED MJP	PRELIMINARY EQUIVALENT SKETCH PLAN LOTS M-2 THRU M-102 A RESUBDIVISION OF PARCEL M-1 COLUMBIA VILLAGE OF HICKORY RIDGE SECTION 3 AREA 4 TAX MAP NO. 35 TAX PARCEL NO. 395 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: COLUMBIA BUILDERS, INC P.O. BOX 999 COLUMBIA, MD. 21044	SCALE 1"=50'
DRAWN CADD.		DRAWING 10P2
CHECKED MJP		JOB NO. 92-166
DATE Dec, 1992		FILE NO. 92-166-P

PROPERTY OF
THE HOWARD RESEARCH AND
DEVELOPMENT CORP.
LIBER No. 463, FOLIO 196
ZONED NEW TOWN

OWNER: THE HOWARD RESEARCH
AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044

LEGEND

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- - - - - DENOTES UNDERGROUND GAS LINE
- - - - - DENOTES WATER LINE (EX)
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- FH
- RETAINING WALL
- EX. TREES TO BE SAVED
- DENOTES PROP. SEWER MAIN
- DENOTES PROPOSED WATER MAIN



VICINITY MAP
SCALE 1" = 1200'

PARCEL 'K'
VILLAGE OF HICKORY RIDGE
SECTION 3, AREA 4
PLAT No. 5675
ZONED NEW TOWN

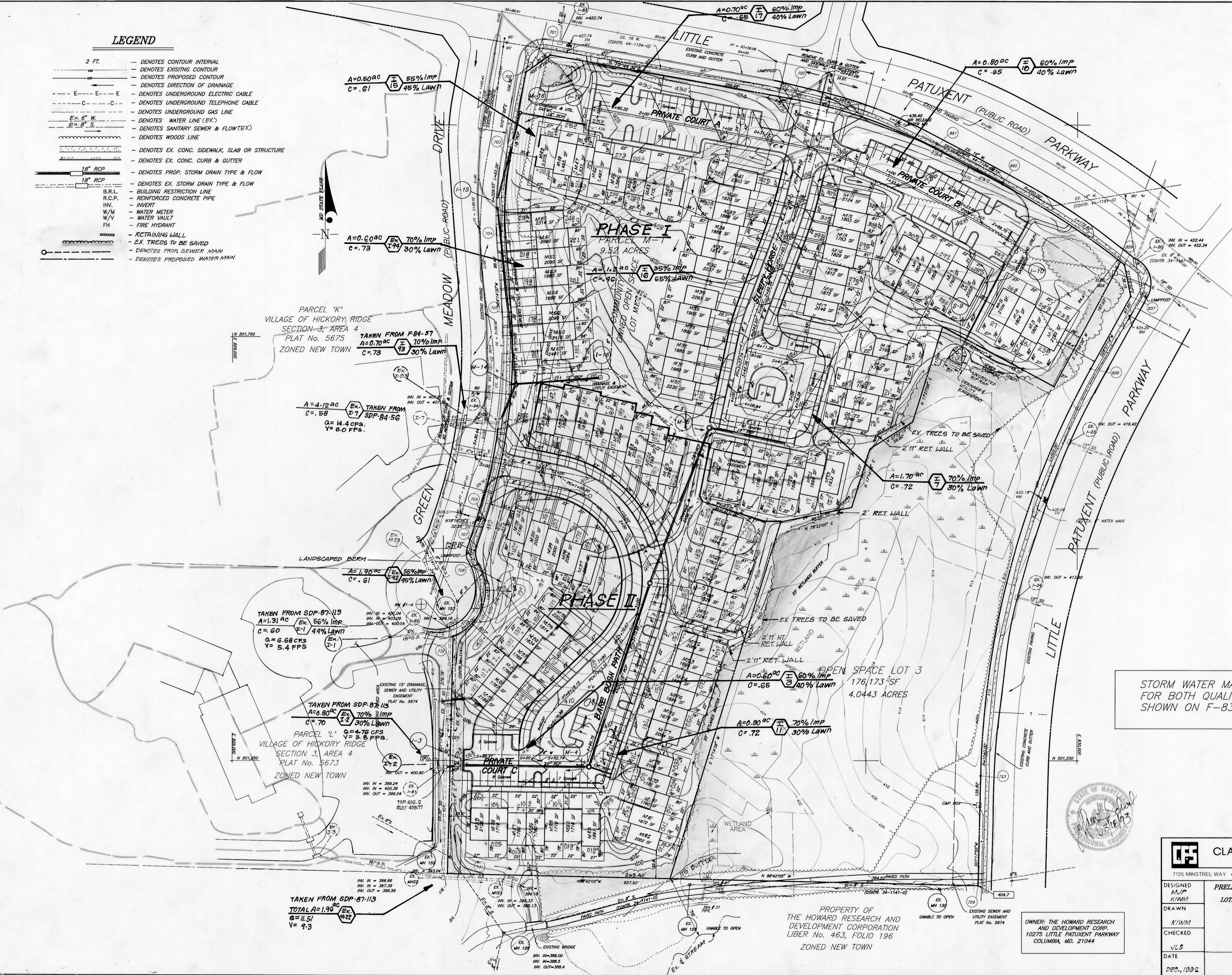
TAKEN FROM F-84-57
A=0.70 AC EX 10% IMP
C=.73 30% LAWN

TAKEN FROM
A=4.12 AC EX 10% IMP
C=.58 30% LAWN
Q=14.4 CFS
V=6.0 FPS.

TAKEN FROM SDP-87-113
A=1.31 AC EX 56% IMP
C=.60 44% LAWN
Q=6.68 CFS
V=5.4 FPS

TAKEN FROM SDP-87-113
A=0.80 AC EX 70% IMP
C=.70 30% LAWN
Q=4.78 CFS
V=3.6 FPS

TAKEN FROM SDP-87-113
TOTAL A=1.90 AC EX 72% IMP
C=.61 30% LAWN
Q=11.51 CFS
V=4.3 FPS



STORM WATER MANAGEMENT IS PROVIDED OFF-SITE FOR BOTH QUALITY AND QUANTITY IN THE TWO PONDS SHOWN ON F-83-120.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
James A. Korte 4/12/93
PLANNING DIRECTOR DATE



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DESIGNED MJP KIMM	PRELIMINARY STORM DRAIN STUDY, GRADING PLAN AND DRAINAGE AREA MAP LOTS M-2-M-102 A RESUBDIVISION OF PARCEL M-1	SCALE 1"=50'
DRAWN K'JWM	COLUMBIA VILLAGE OF HICKORY RIDGE SECTION 3 AREA 4 TAX MAP NO. 35 TAX PARCEL NO. 395 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	DRAWING 2 of 2
CHECKED JLS	FOR: COLUMBIA BUILDERS, INC P.O. BOX 999 COLUMBIA, MD. 21044	JOB NO. 92-100
DATE DEC., 1992		FILE NO. 92-160-P

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ZONED NEW TOWN

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