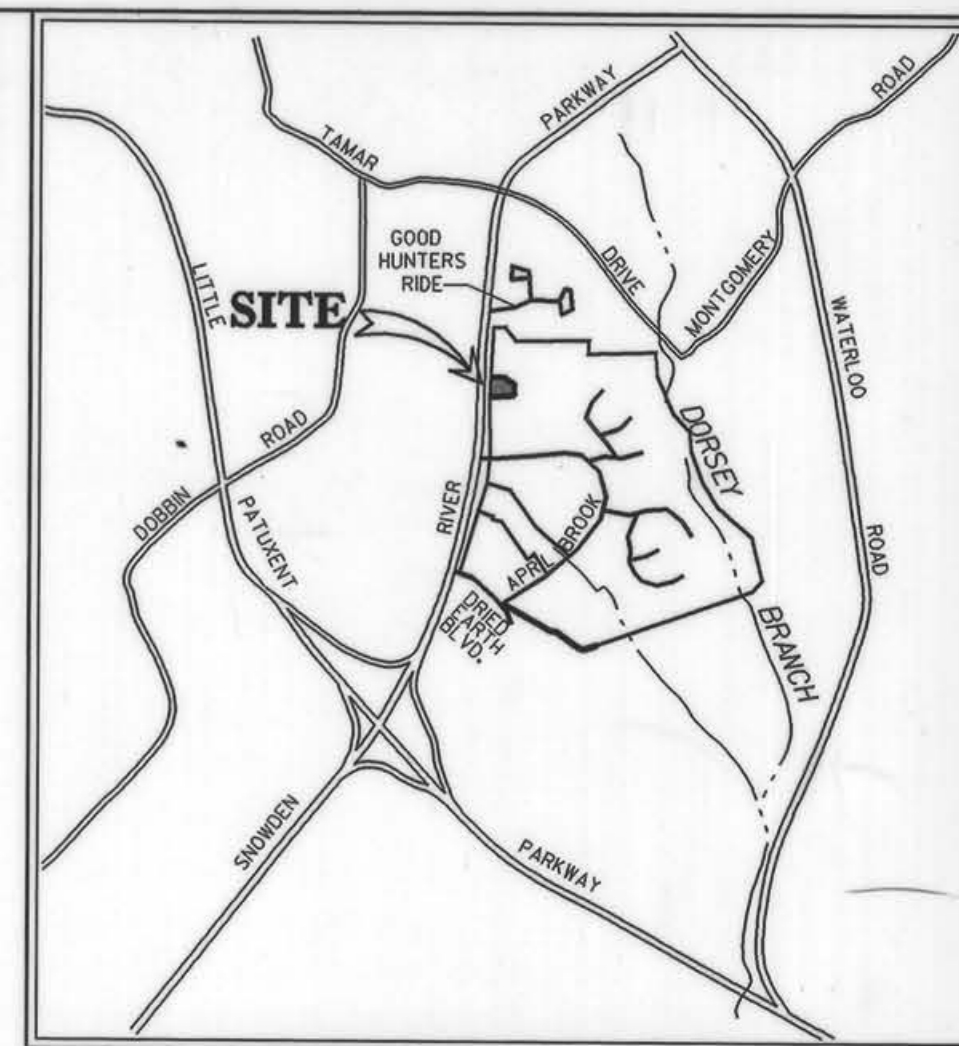


PRELIMINARY EQUIVALENT SKETCH PLAN VILLAGE OF LONGREACH SECTION 4 AREA 2 LOTS A1-A61 RESUBDIVISION OF PARCEL A 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1" = 2000'
BM STATION 2542001 LOCATED ON B.G. & E TRANSMISSION LINES 1060' S.W. OF DOBBIN RD.

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
2. EXISTING ZONING IS NEW TOWN SFA PER 10-93 COMPREHENSIVE ZONING.
3. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL MAPS DATED 1963 FROM HOWARD RESEARCH & DEVELOPMENT CORP., SUPPLEMENTED BY CLARK, FINEROCK & SACKETT, INC. SEC & GRADING PLAN AND FIELD DATA BY DAFT McCUNE & WALKER 9/94.
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.....	59
TOTAL NUMBER OF COA.....	59
TOTAL NUMBER OF LOTS.....	61
TOTAL NUMBER OF UNITS.....	61
LOTS A46 & A53 CONTAIN 2 UNITS EACH	
7. LAND USE TABULATION:

SINGLE FAMILY ATTACHED.....	3.20 AC.
ROAD R/W.....	0.95 AC.
8. ACREAGE TABULATION:

TOTAL.....	4.15 AC.
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9. PARKING DATA:

TOTAL PARKING SPACES REQUIRED (2 PER UNIT).....	122
TOTAL PARKING SPACES PROVIDED.....	128
10. SOILS MAP 25
11. ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION OR H.O.A.
12. HORIZONTAL DATUM: NAD 83 / VERTICAL DATUM: NGVD 29
13. SEE COUNTY FILE NOS.: S-93-16, P-94-16, F-95-25, *24-3355-D, 20-3352-D, DEED REF. L. 1535 F. 103., FDP PHASE 216
14. SEE ARMY CORP OF ENGINEERS PERMIT 94-NT-0527
15. WETLANDS SHOWN HAVE BEEN DETERMINED BY FIELD DELINEATION BY KIDDE CONSULTANTS AND SURVEYED BY FISHER, COLLINS AND CARTER, AND BY FIELD DELINEATION BY GTA AND SURVEYED BY GUTSCHICK, LITTLE & WEBER.
16. FLOODPLAIN STUDY FOR TRIBUTARIES TO DORSEY RUN PREPARED BY CLARK, FINEROCK & SACKETT, INC. FLOODPLAIN STUDY F-95-25 FOR DORSEY RUN TAKEN FROM PREVIOUSLY APPROVED STUDY BY PERDUM & JESCHKE, DATED MARCH 1987.
17. GEOTECHNICAL REPORT PREPARED BY ROBERT B. BALTER, INC.
18. TRAFFIC STUDY PREPARED BY WELLS & ASSOCIATES, DATED 7-28-93
19. BOUNDARY SURVEY PREPARED BY DAFT, McCUNE, & WALKER, INC. 10-94
20. SWM QUANTITY AND QUALITY WILL BE PROVIDED BY F-95-25
21. a. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.12.4. LOCATION OF STREET TREES WILL BE PROVIDED WITH THE SUBMISSION OF THE SITE DEVELOPMENT PLANS, AS INTERNAL PARKING LOT LANDSCAPING WILL BE ALLOWED TO FULFILL STREET TREE REQUIREMENTS FOR SEGMENTS OF THE ROADWAY THAT ARE LINED WITH PARKING SPACES PERPENDICULAR TO THE ROADWAY.

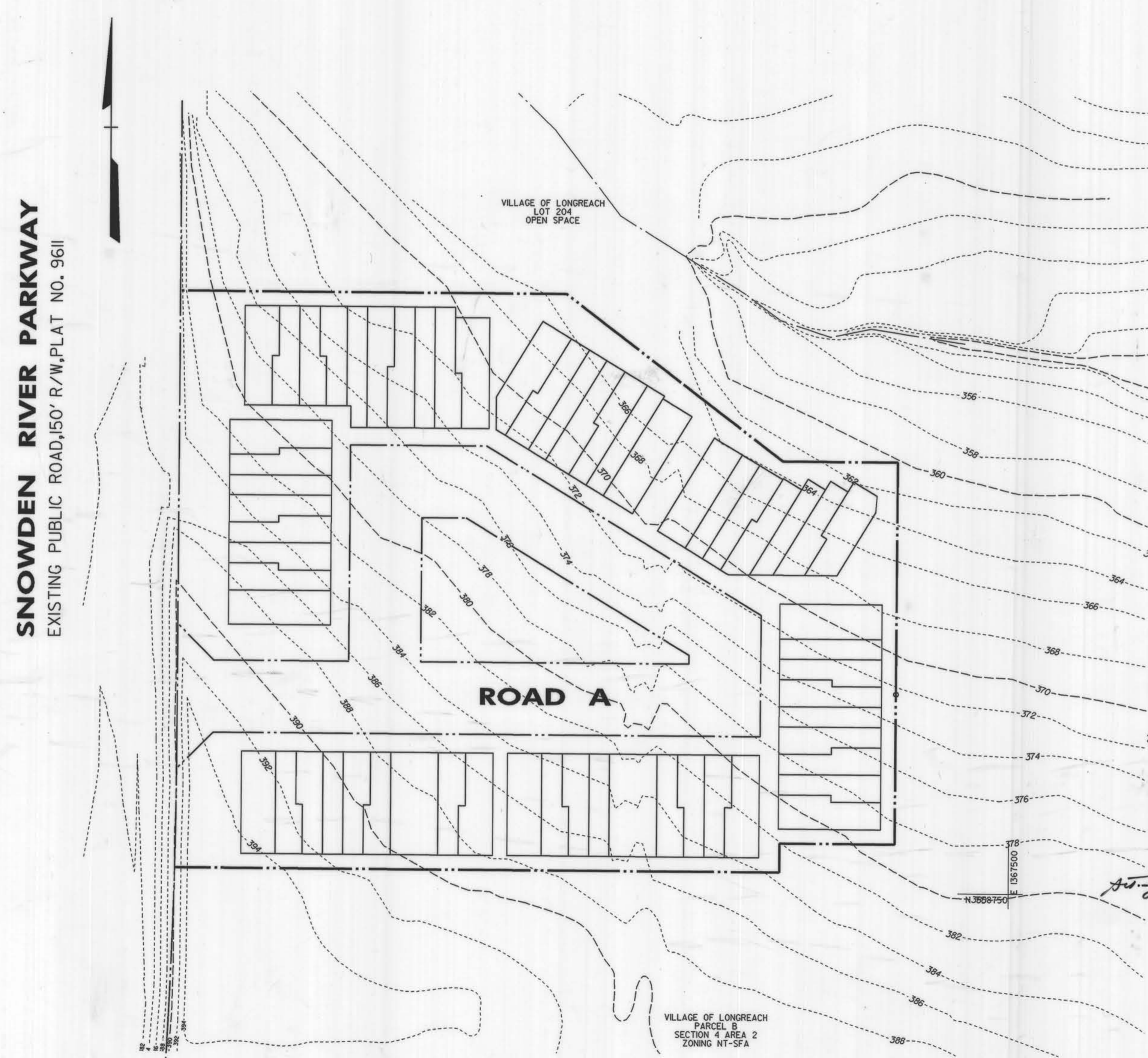
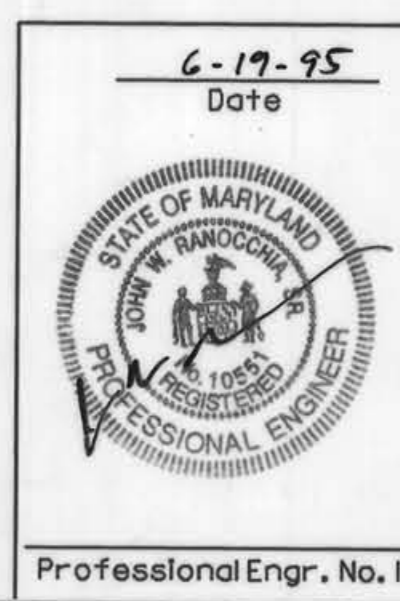
21. b. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH NEWTOWN (HRD) ALTERNATIVE COMPLIANCE WITH THE SITE DEVELOPMENT PLAN.

21. c. ALL LANDSCAPING OBLIGATIONS WILL BE MET BY THE BUILDER ON THE SITE DEVELOPMENT PLANS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Marie S. Ingle
PLANNING DIRECTOR DATE *6/20/95*

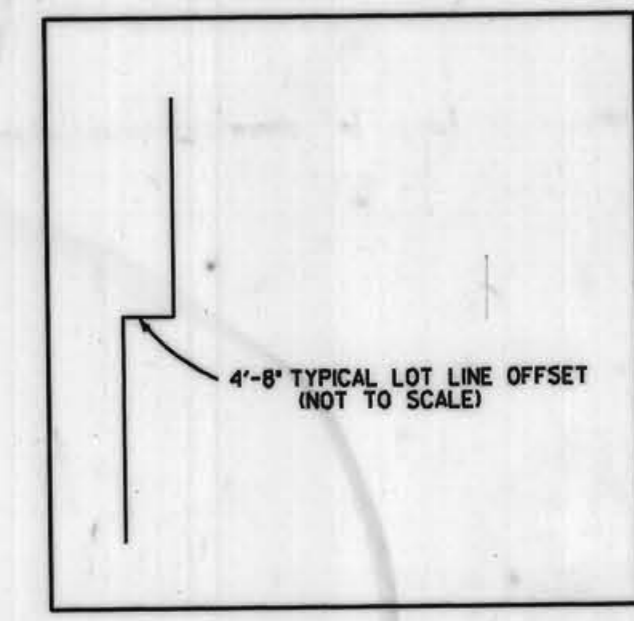
Date	No.	Revision Description
		VILLAGE OF LONGREACH SECTION 4 AREA 2 A RESUBDIVISION OF PARCEL A
OWNER /DEVELOPER: ENTERPRISE HOUSING CORPORATION OF MARYLAND, INC. 10227 WINCOPEN CIRCLE SUITE 810 COLUMBIA, MD 21044		
DMW <small>Daft-McCune-Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 286-3333 Fax: 286-4705</small>		
SECTION 4, AREA 2, A1-A61 TAX MAP 37 PARCELS A 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND CENSUS TRACT ZONE		
COVER SHEET		
Des By	RWS	Scale 1" = 50'
Drn By	NB	Date JUNE 95
Chk By	JWR	Approved JWR
Professional Engr. No. 10551		Proj. No. 94004
		1 OF 2



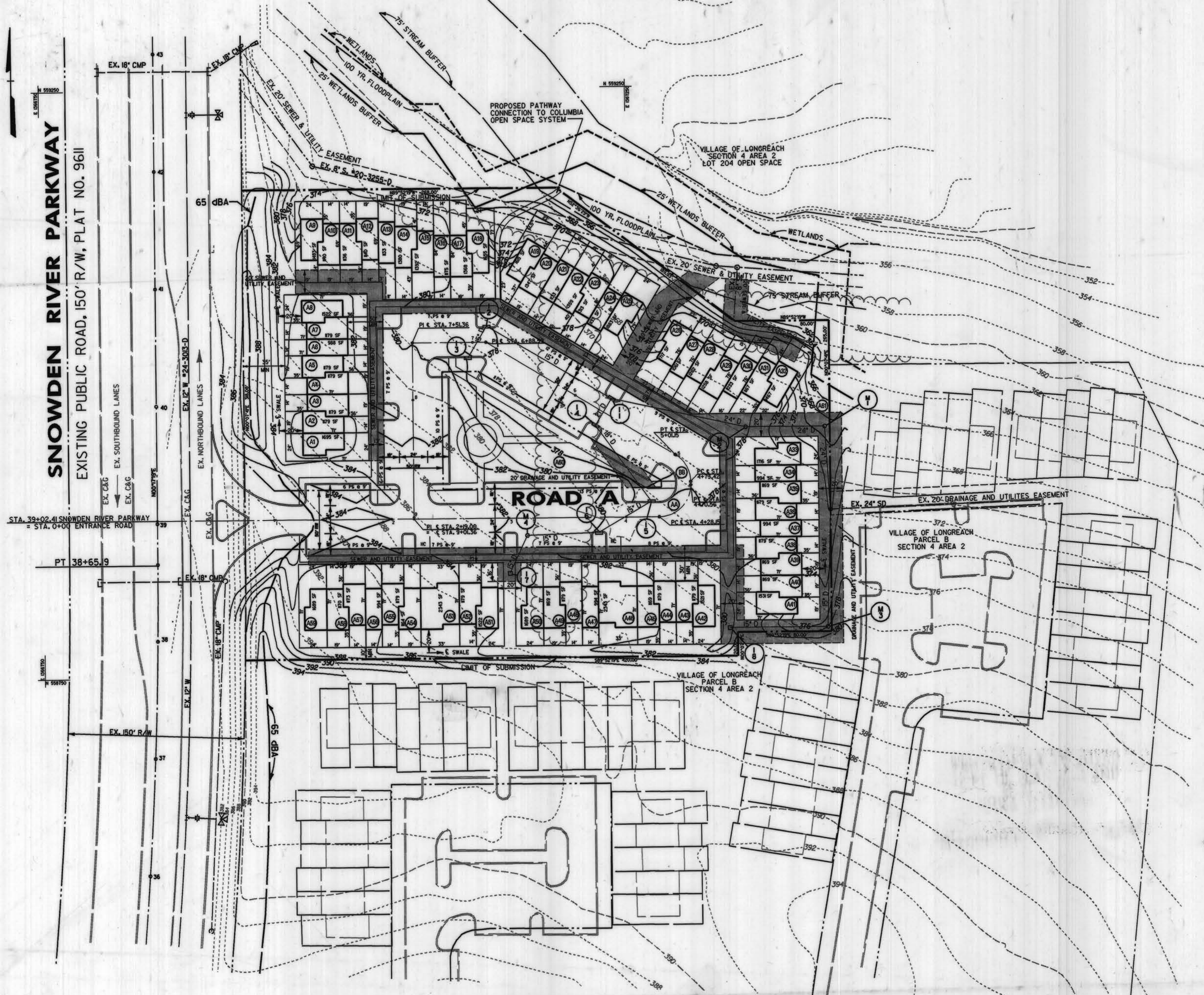
SITE ANALYSIS DATA CHART	
1. General Site Data	
a. Present Zoning:	NEW TOWN
b. Applicable DPZ File References:	S-93-16, P-94-16, F-95-25, *24-3355-D, 20-3352-D, DEED REF. L. 1535 F. 103, FDP PHASE 216
<small>(Include any Zoning Board, Board of Appeals, Waiver Petitions, etc. if in the New Town district, also state the FDP number, type of land use, and any Planning Board case numbers)</small>	
c. Proposed Use of Site:	SINGLE FAMILY ATTACHED UNITS
d. Proposed Water and Sewer Systems:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
e. Any Other Information Which May Be Relevant:	
2. Area Tabulation	
a. Total Area of Site:	4.15 Acres
b. Area of 100 year Floodplain:	0.00 Acres
c. Area of Steep Slopes (25% or Greater):	0.00 Acres
d. Net Area of Site:	4.15 Acres
e. Area of This Plan Submission:	4.15 Acres
f. Approximate Limit of Disturbed Area:	4.15 Acres
g. Area of Proposed Building Lots:	1.83 Acres
h. Area of Proposed Open Space Lots:	1.37 Acres
i. Area of Proposed Preservation Parcels:	N/A Acres
j. Area of Bulk Parcels:	N/A Acres
k. Area of Proposed Public Roads:	0.49 Acres
l. Area of Proposed Private Roads (PARKING SPACES):	0.48 Acres
m. Area of Proposed Public Road R/W Dedication:	0.95 Acres
n. Other Area:	N/A Acres
3. Unit/Lot Tabulation	
a. Total Number of Residential Units/Lots Allowed for Project:	N/A
b. Total Number of Residential Units/Lots Proposed on this Submission:	59
c. Density of Project Per Net Acre:	14.2
d. Total Number of Lots Allowed per DEO/CEO:	N/A
e. Total Number of Lots Proposed per DEO/CEO:	N/A
f. Total Number of Preservation Parcels Proposed:	N/A
g. Total Number of Open Space Lots Proposed:	2
h. Total Number of Non-Residential Parcels Proposed:	N/A
i. Total Number of Non-Buildable Bulk Parcels Proposed:	N/A
j. Overall Total Number of Lots/Parcels Proposed:	61
k. Other:	

PRELIMINARY EQUIVALENT SKETCH PLAN SHEET INDEX	
NO.	PLAN
1 OF 2	COVER SHEET
2 OF 2	PRELIMINARY EQUIVALENT SKETCH PLAN
SUPPLEMENTAL PLAN SHEET INDEX	
NO.	PLAN
1 OF 1	ROAD PROFILES
1 OF 1	DRAINAGE AREA MAP & SOILS MAP
1 OF 1	SEDIMENT CONTROL PLAN

CURVE DATA					
LETTER	DELTA	RADIUS	LENGTH	TANGENT	CHORD
AA	90°00'00"	27'	42.41'	27.00	N45°7'23"E 38.18'
BB	58°48'47"	27'	27.73'	15.21	N29°17'11"W 26.51'



- LEGEND**
- EXISTING TREE LINE
 - - - - - LIMIT OF WETLANDS
 - - - - - 25' WETLANDS BUFFER
 - - - - - 100 YEAR FLOODPLAIN
 - - - - - 75' STREAM BUFFER
 - STREAM
 - ⊙ ROAD CURVE



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Barbara J. LeVelle 6/24/95
PLANNING DIRECTOR DATE 1/74

6-19-95
Date

Professional Engr. No. 10551

Date	No.	Revision Description	
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		OWNER /DEVELOPER: ENTERPRISE HOUSING CORPORATION OF MARYLAND, INC. 10227 WINCOPEN CIRCLE SUITE 810 COLUMBIA, MD 21044	
		DMW Duff-McCann-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3638 Fax 296-4706 <i>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</i>	
		SECTION 4, AREA 2, A1-A61 TAX MAP 37 PARCELS A 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND CENSUS TRACT ZONE	
		TITLE PRELIMINARY EQUIVALENT SKETCH PLAN	
Des By	RWS	Scale 1" = 50'	Proj. No. 94004
Drn By	NB	Date JUNE 95	2 OF 2
Chk By	JWR	Approved	