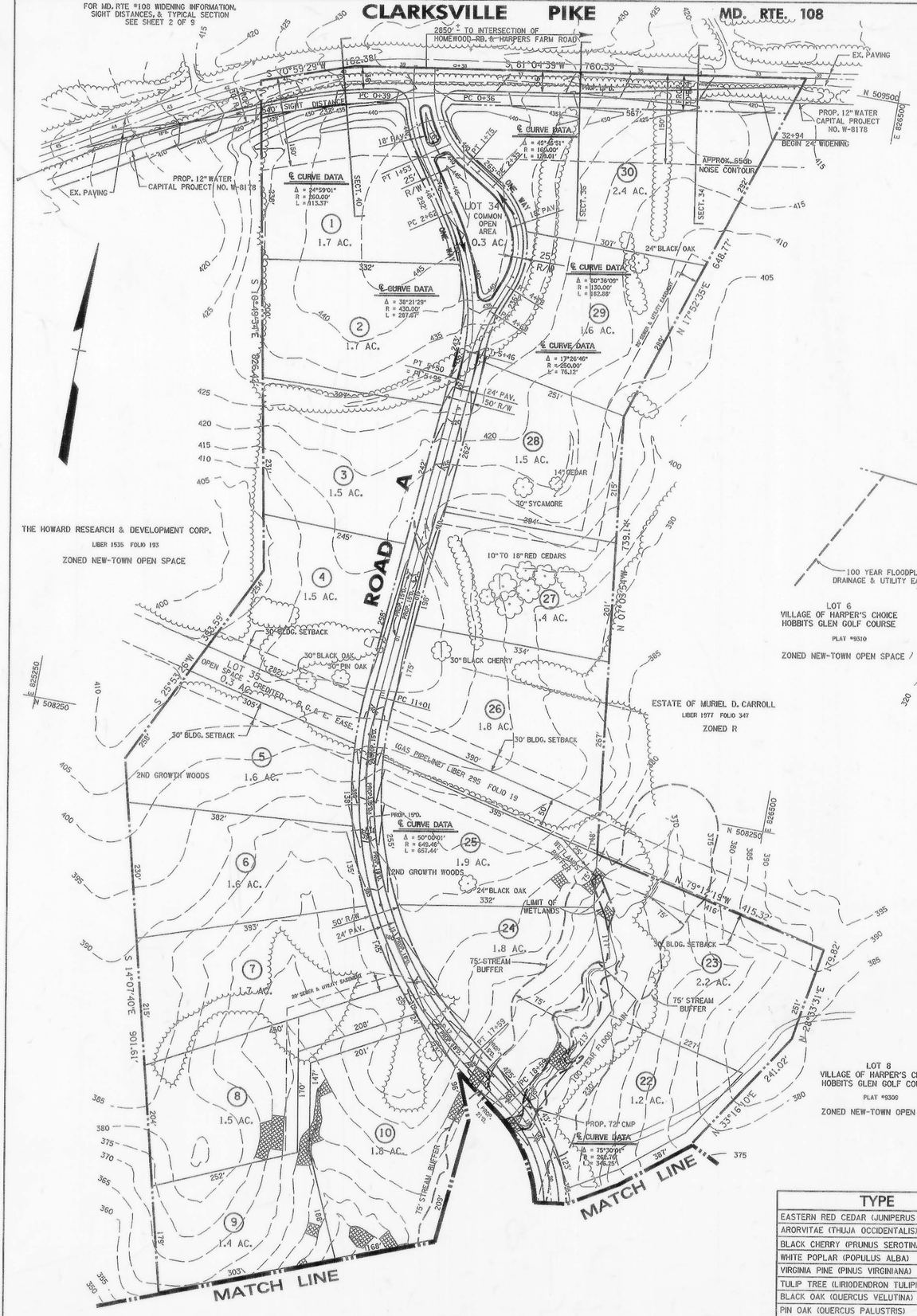
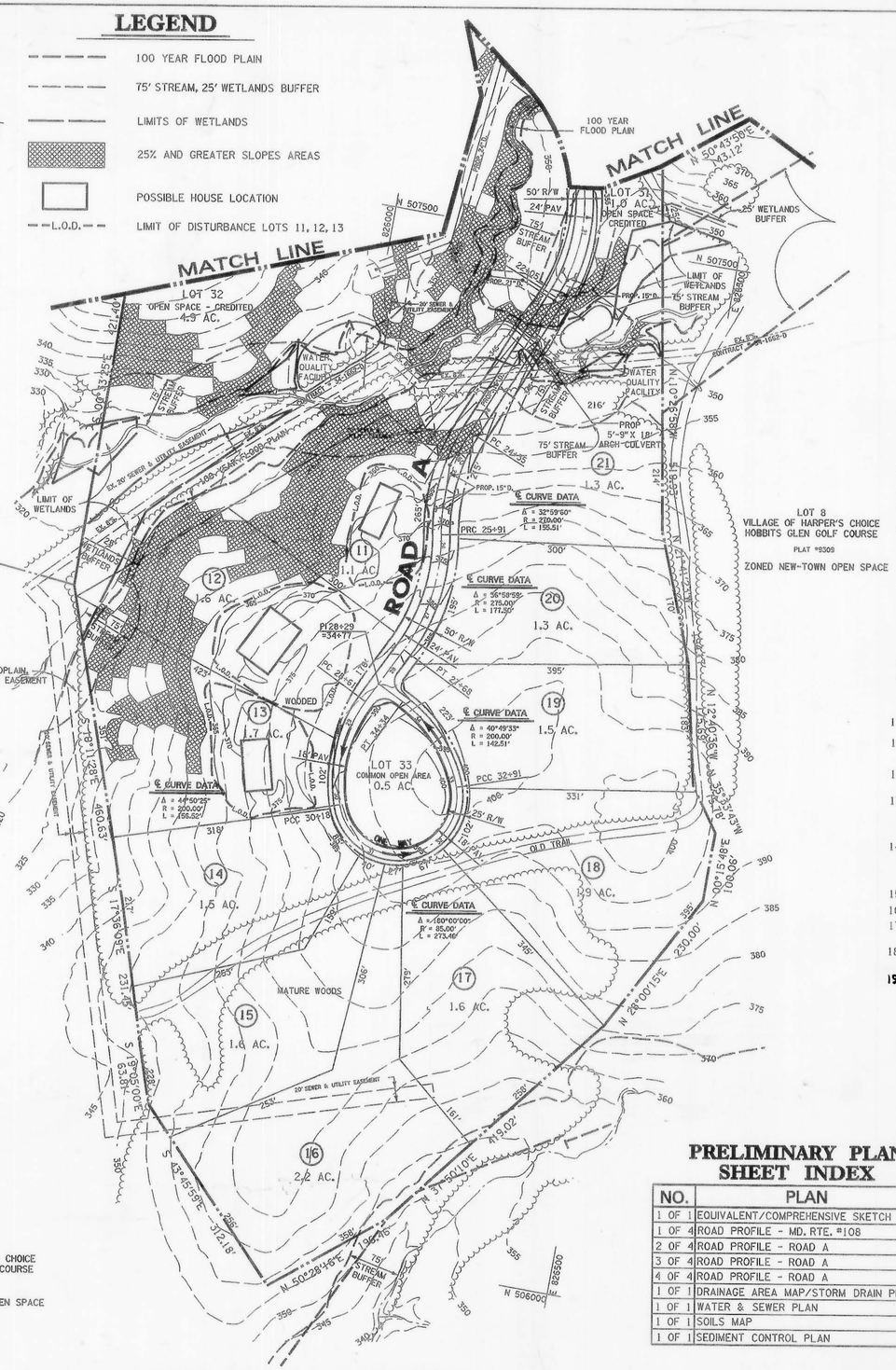
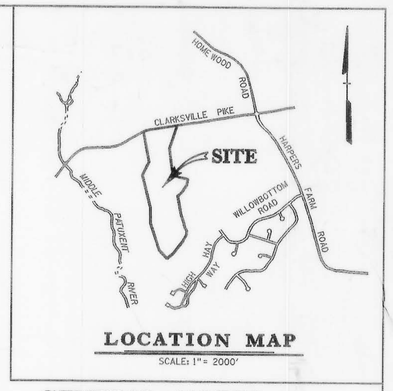


LEGEND

- 100 YEAR FLOOD PLAIN
- 75' STREAM, 25' WETLANDS BUFFER
- LIMITS OF WETLANDS
- 25% AND GREATER SLOPES AREAS
- POSSIBLE HOUSE LOCATION
- L.O.D. — LIMIT OF DISTURBANCE LOTS 11, 12, 13





GENERAL NOTES

1. 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.
2. THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
3. PUBLIC WATER AND SEWER SYSTEMS TO BE MADE AVAILABLE AND UTILIZED.
4. EXISTING ZONING IS NEW TOWN PER 8-2-85 COMPREHENSIVE ZONING.
5. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
6. SITE ANALYSIS:
   TOTAL NUMBER OF SINGLE FAMILY LOW DENSITY LOTS.....30
   TOTAL NUMBER OF OPEN SPACE LOTS =3 (+2 C.O.A LOTS).....5
   TOTAL NUMBER OF LOTS.....35
7. LAND USE TABULATION:
   SINGLE FAMILY LOW DENSITY.....54.6 AC.
   ROADWAY (INCLUDES RTE. 108 WIDENING).....5.5 AC.
   OPEN SPACE CREDITED.....7.0 AC.
   TOTAL ACREAGE.....61.6 AC.
8. SOILS MAPS 18, 19, 23 AND 24.
9. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHT OF WAYS OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 194.
10. ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION.
11. WETLAND EVALUATION PREPARED BY EXPLORATION RESEARCH INC. DATED MARCH 1992.
12. FOR STORM DRAIN STRUCTURE NUMBERS AND DRAINAGE AREAS SEE SHEET 6 OF 9.
13. THIS PROJECT IS SUBJECT TO THE FOLLOWING WAIVERS AND SUBMITTALS TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING:
    SP-92-21 COMPREHENSIVE SKETCH PLAN APPROVAL DATED 1/30/93
    WP-92-218 WAIVER APPROVAL DATED 8/5/92. Sect. 16.118 C10 cul de sac length.
14. FLOODPLAIN STUDY PREPARED BY CLARK, FINEFROCK AND SACKETT DATED 1988.
    A FLOODPLAIN STUDY WAS PREPARED BY DAFT, McCUNE & WALKER DATED MAY, 1993.
15. TRAFFIC STUDY PREPARED BY WELLS & ASSOC. DATED 6/8/92.
16. NOISE STUDY PREPARED BY HRD CORP. DATED 4/16/93.
17. GEOTECHNICAL REPORT PREPARED BY ROBERT BALTER & ASSOC. DATED 11/17/92.
18. SWM IS TO BE PROVIDED BY VILLAGE OF RIVER HILL SECTION 2, AREA 1 (F93-18).
19. Sect. 16.129 Waived by WP-92-218 on 12-1-92 for deletion of sidewalks.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 6/21/93

PRELIMINARY PLAN SHEET INDEX

NO.	PLAN
1 OF 1	EQUIVALENT/COMPREHENSIVE SKETCH PLAN
1 OF 4	ROAD PROFILE - MD. RTE. #108
2 OF 4	ROAD PROFILE - ROAD A
3 OF 4	ROAD PROFILE - ROAD A
4 OF 4	ROAD PROFILE - ROAD A
1 OF 1	DRAINAGE AREA MAP/STORM DRAIN PLAN
1 OF 1	WATER & SEWER PLAN
1 OF 1	SOILS MAP
1 OF 1	SEDIMENT CONTROL PLAN

VEGETATIVE ANALYSIS CHART

TYPE	COVERAGE	ANALYSIS
EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)	3%	3" TO 8" CALIPER AND ARE MOSTLY IN THE OLD FENCE ROWS AND TREE LINES.
ARORVITAE (THUJA OCCIDENTALIS)	1%	10" TO 15" CALIPER AND A FEW ARE SCATTERED AMONGST THE RED CEDARS IN THE NOTH AREA OF THE SITE.
BLACK CHERRY (PRUNUS SEROTINA)	10%	2" TO 24" CALIPER AND OCCUR THROUGHOUT ALL THE WOODED AREAS (SOUTH AREA BELOW GAS LINE R/W) AND TREE LINES.
WHITE POPLAR (POPULUS ALBA)	18%	2" TO 24" CALIPER AND OCCUR THROUGHOUT ALL THE WOODED AREAS (SOUTH AREA BELOW GAS LINE R/W) AND TREE LINES.
VIRGINIA PINE (PINUS VIRGINIANA)	20%	1" TO 10" CALIPER AND OCCUR MOSTLY IN WOODED AREA FROM GAS LINE R/W SOUTH TO OLD TRAIL AND ARE DOMINANT SOUTH OF OLD TRAIL AREA.
TULIP TREE (LIRIODENDRON TULIPIFERA)	5%	5" TO 10" CALIPER AND OCCUR THROUGHOUT ALL WOODED AREAS AND ARE NORTH AND SOUTH OF THE GAS LINE R/W.
BLACK OAK (QUERCUS VELUTINA)	2%	20" TO 30" CALIPER SCATTERED THROUGHOUT WOODED AREAS.
PIN OAK (QUERCUS PALUSTRIS)	5%	20" TO 22" CALIPER MOSTLY ON NORTH SIDE ADJACENT TO THE GAS LINE R/W.
AMERICAN HORN BEAM (CARPINUS CAROLINIANA)	1%	2" TO 4" CALIPER OCCURING ONLY ALONG STREAM VALLEY SOUTH OF THE GAS LINE R/W.

THE NORTH AREA OF THE SITE FROM THE GAS LINE R/W TO MD. RTE. 108 IS GENERALLY CLEARED WITH A FEW OLD TREE LINES AND FENCE ROWS, A FEW PATCHES OF CEDAR TREES AND SEVERAL SPECIMEN TREES AS SHOWN ON THIS PLAN. THE AREA WITHIN LOTS 5, 6, 7, 8, 9, 10, 22, 23, AND 24 IS A SECOND GROWTH WOODS CONSISTING MOSTLY OF VIRGINIA PINES AND POPLARS. FROM THE WETLAND AREA SOUTH TO THE OLD TRAIL IS MOSTLY POPLARS, CHERRY, PINES, AND A FEW OAKS THAT RANGE FROM 10" TO 15" CALIPER. BELOW, OR SOUTH OF THE OLD TRAIL IS VIRGINIA PINES AND SOME MATURE OAKS AND POPLARS.

6-14-93
Date

STATE OF MARYLAND — JOHN W. RAMODDAL — No. 10551 — REGISTERED PROFESSIONAL ENGINEER

Professional Engr. No. 10551

Date	No.	Revision Description

HARPER'S CHOICE

OWNER / DEVELOPER

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

DAFT McCUNE WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS SURVEYORS
200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE: 301-296-3333

AREA — SECTION 5 AREA 9 PHASE 194
TAX MAP 29 PART OF PARCEL 126
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE — **PRELIMINARY EQUIVALENT SKETCH PLAN AND COMPREHENSIVE SKETCH PLAN**

Des By J.W.R.	Scale 1" = 100'		Proj. No. 92023
Drn By C.B.	Date 6/14/93		1 OF 1
Chk By J.W.R.	Approved		

Mon Jun 14 10:36:47 1993 wk92023\92023cpr1

SP-92-21