

**VEGETATIVE ANALYSIS CHART**

AREA/SPECIFICITY COMMUNITY	SPECIES	AVG. DBH	CONDITION	
1 Hagwood Forest, before, Mixed	Tulip Poplar	15"-20"	Very Good	
	Red Maple	15"-20"	Good	
	Black Locust	14"-16"	Poor	
	Hickory	8"-10"	Good	
	Black Walnut	10"-12"	Good	
	Sassafras	10"-12"	Good	
	Spicebush	<2"	Fair	
	Flowering Dogwood	1"-4"	Fair	
	Red Oak	16"	Very Good	
	White Oak	25"-35"	Very Good	
* Specimen Tree A	Red Oak	48"	Very Good	
	* Specimen Tree B	Red Oak	26"	Very Good
	* Specimen Tree C	Red Oak	32"	Very Good
	* Specimen Tree D	Tulip Poplar	30"	Very Good
	* Specimen Tree E	Tulip Poplar	36"	Very Good
	* Specimen Tree F	Tulip Poplar	32"	Very Good
* Specimen Tree G	Red Oak	30"	Very Good	

\* APPROXIMATE LOCATIONS INDICATED.

**SOILS CLASSIFICATION CHART**

TYPE	CHARACTERISTICS
ChA	Chester silt loam, 0-3% slopes
GnB2	Glenville silt loam, 3-8% slopes, moderately eroded.
MgB2	Manor gravelly loam, 3-8% slopes, moderately eroded.
MgC2	Manor gravelly loam, 8-15% slopes, moderately eroded.
MIC2	Manor loam, 8-15% slopes, moderately eroded.

\*\* May contain hydric inclusions.

**LEGEND**  
VIC - VEHICULAR INGRESS  
EGRESS RESTRICTED

**COORDINATE VALUES - BOUNDARY POINTS**

POINT NO.	NORTHING	EASTING
1	506790.1000	830002.1900
2	506628.1249	829858.7429
3	506531.1270	829883.0618
4	506453.5286	829902.5169
5	506092.3900	829993.0600
6	506138.8365	830177.2673

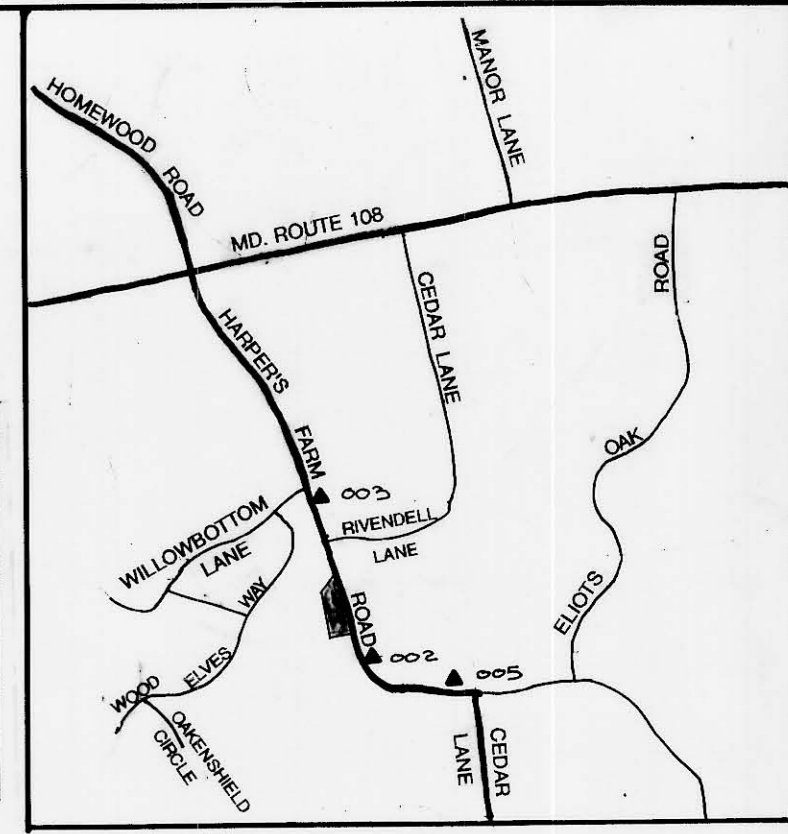
HOWARD COUNTY GEODETIC CONTROL STATIONS  
1. 2739005  
2. 2739002  
3. 2739003

**SITE TABULATION**

EXISTING ZONING	NT
PROPOSED ZONING	NT-SFLD
GROSS AREA OF SITE	± 2.60 Ac.
FLOODPLAIN	0.00 Ac.
STEEP SLOPES	0.00 Ac.
NET AREA OF SITE	± 2.60 Ac.
AREA OF PROPOSED LOTS	± 2.33 Ac.
AREA OF PUBLIC ROAD R/W	± 0.27 Ac.
NUMBER OF PROPOSED LOTS	6 SF LOTS

\* Site to be served by Public Sewer and Public Water.

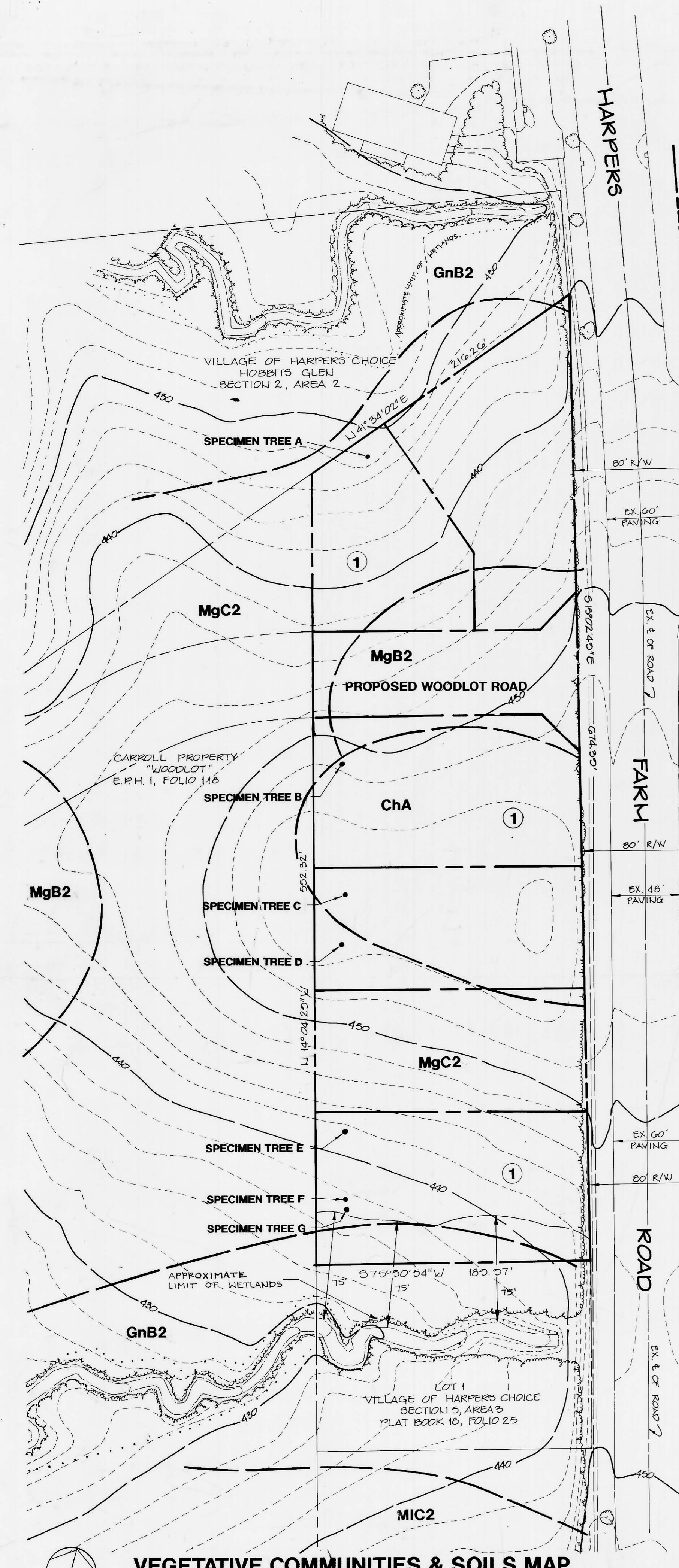
NOTE: THE WATER, SEWER AND STORM DRAIN IS PROPOSED UNDER F-03-111.



**VICINITY MAP**  
(No Scale)

**GENERAL NOTES**

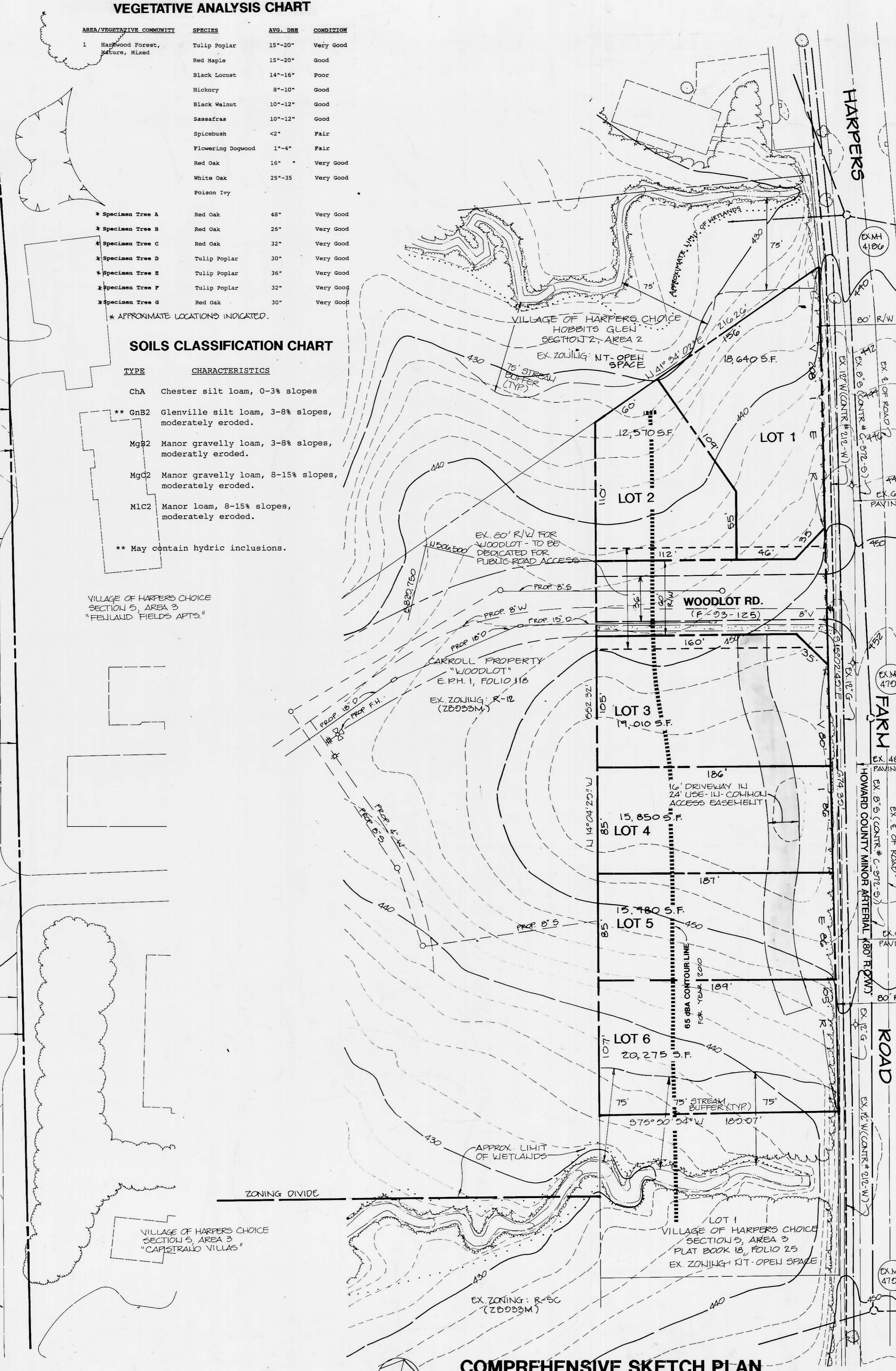
- Existing zoning is New Town. Proposed zoning is New Town - Single Family Low Density (NT-SFLD).
- This property is within the Metropolitan Utility District of Howard County.
- The site is to be served by public water and public sewer from the existing water and sewer mains located within the Harper's Farm Road right-of-way. Public sewer is also available from the west through the proposed Woodlot subdivision.
- Aerial topographical survey conducted by Wings Aerial Mapping Co. of Pasadena, MD. in January, 1992.
- Soils information from U.S.D.A. "Soil Survey of Howard County, Maryland", Map 24.
- There is no 100-year floodplain found on the site.
- There are no slopes greater than 24.9% found on the site.
- Storm water management is anticipated to be provided within the proposed Woodlot subdivision (see ZB 933M).
- Open Space is provided within the Village of Harper's Choice.
- There are no structures of historic value on the site.
- Existing 80' access easement from Harper's Farm Road to proposed Woodlot subdivision is to be vacated upon public road recordation.
- A preliminary sight distance analysis has been previously submitted, reviewed, and approved by the Howard County Department of Public Works for the proposed Woodlot subdivision (ZB 933M), which utilizes the same public road access to Harper's Farm Road.
- Landscaping for this subdivision will be provided in accordance with the New Town Alternative Compliance outlined in Section 16.124 of the Howard County Code and Landscape Manual.
- The required street trees along Woodlot Road will be provided by Woodlot Enterprises, Inc. in conjunction with the Woodlot subdivision (P-93-125).
- In accordance with the approved noise study, the 65 dBA contour line will move toward Harper's Farm Road to the front of the proposed houses.



**VEGETATIVE COMMUNITIES & SOILS MAP**

1" = 50'

MD. STATE GRID - MERIDIAN N.A.D. 27



**COMPREHENSIVE SKETCH PLAN**

1" = 50'

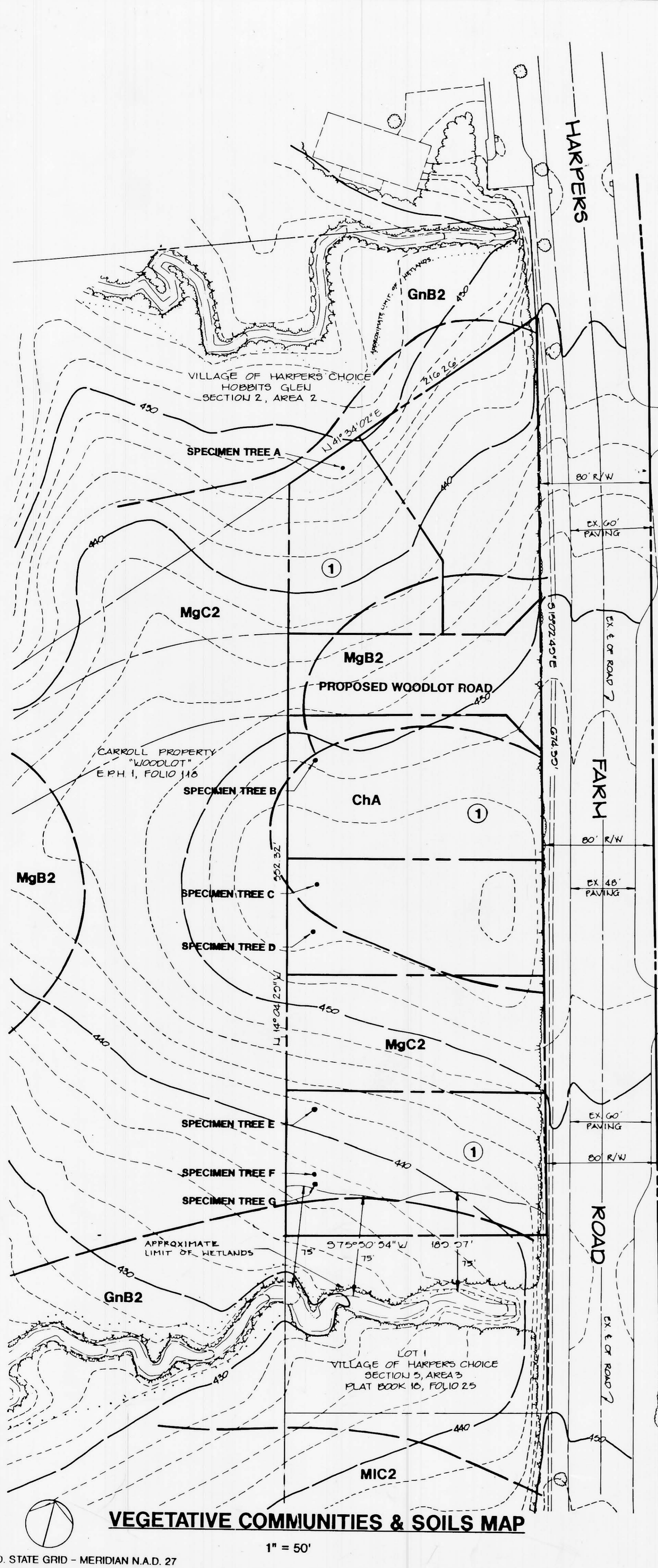
MD. STATE GRID - MERIDIAN N.A.D. 27

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 9.16.93

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
DATE 10/26/93  
PLANNING DIRECTOR

DATE	NO.	REVISION
OWNER/DEVELOPER HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD. 21044		
PROJECT: COLUMBIA VILLAGE OF HARPER'S CHOICE (PHASE 221) SECTION 5 AREA 10		
AREA: TAX MAP 29 PARCEL P/O 59 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 301-997-8900 • FAX: 301-997-9282		
DATE	10-11-93	REF: 6-00-11
DESIGNED BY:		
DRAWN BY: S.D.K.		
PROJECT NO: 83008		
DATE: MAY 20, 1993		
SCALE: 1" = 50'		
DRAWING NO. 1 OF 2		

SP-93-11



**VEGETATIVE COMMUNITIES & SOILS MAP**

MD. STATE GRID - MERIDIAN N.A.D. 27  
1" = 50'

**VEGETATIVE ANALYSIS CHART**

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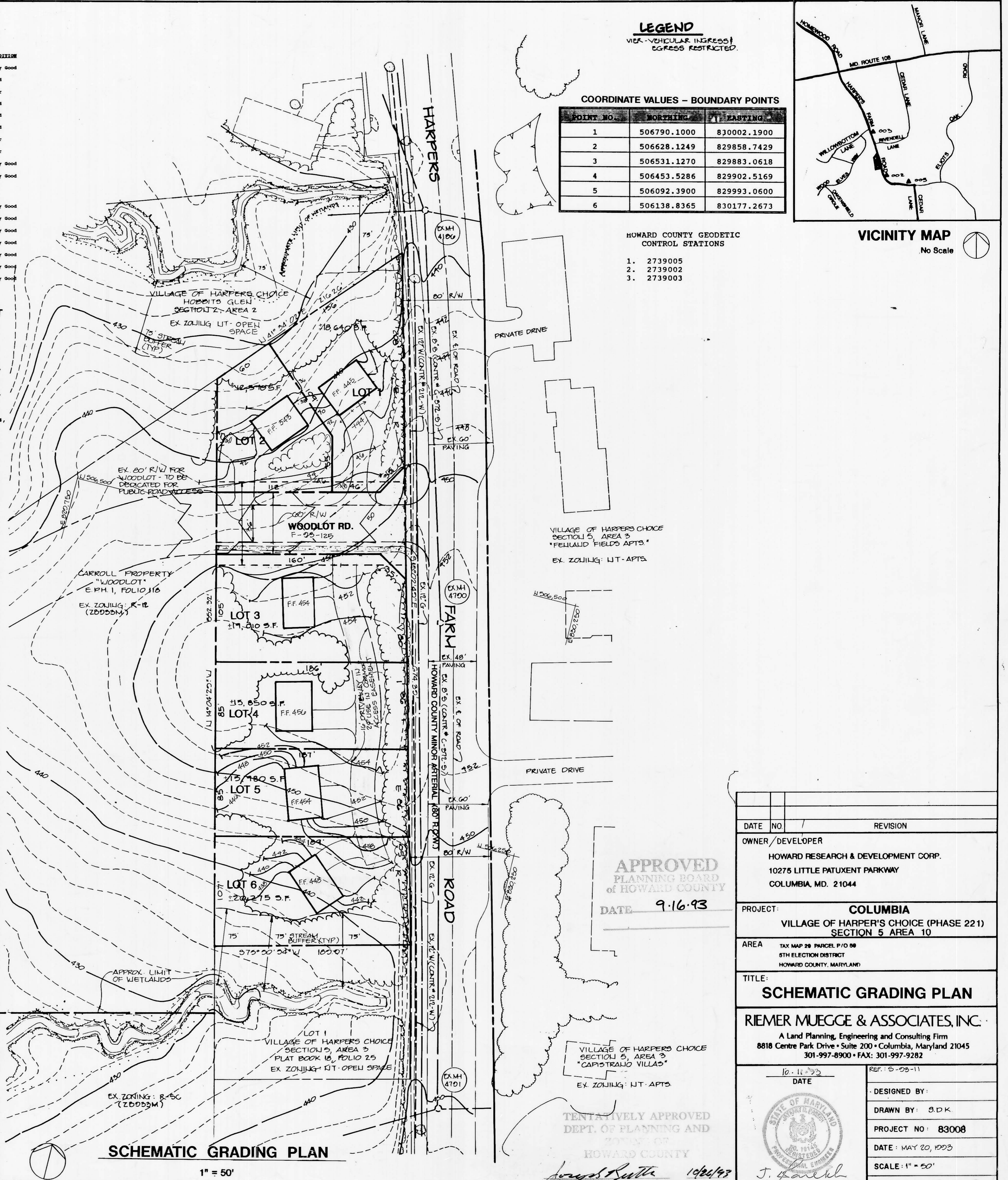
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VILLAGE OF HARPERS CHOICE SECTION 5, AREA 3 "FELLAUD FIELDS APTS."



**SCHEMATIC GRADING PLAN**

MD. STATE GRID - MERIDIAN N.A.D. 27  
1" = 50'

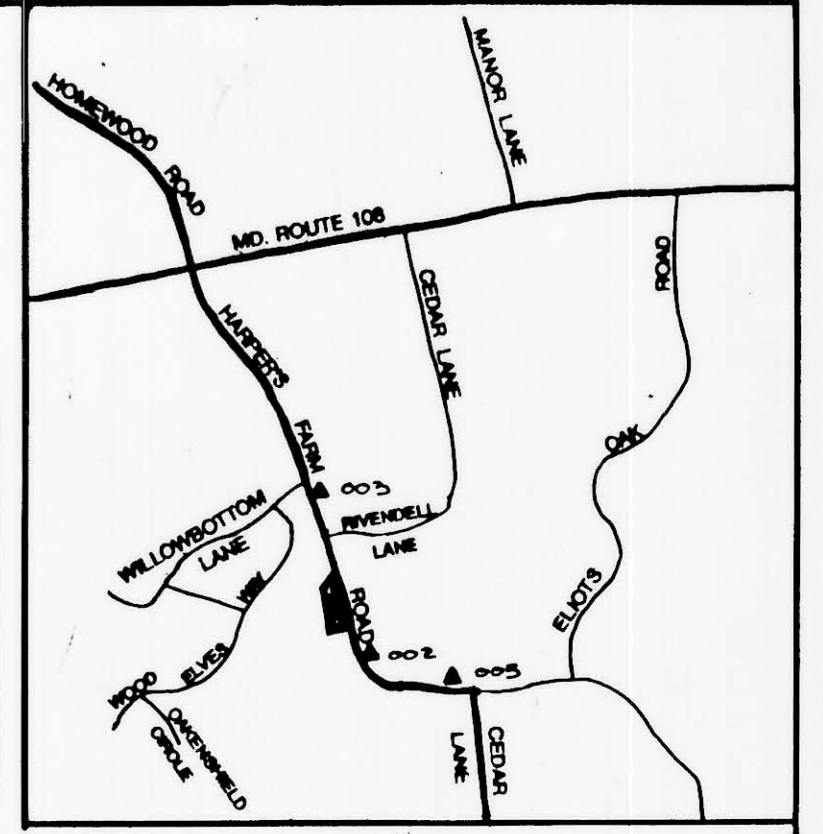
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- 2739005
- 2739002
- 2739003



**VICINITY MAP**  
No Scale

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PLANNING BOARD  
OF HOWARD COUNTY  
DATE 9-16-93

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
COMMUNITY DEVELOPMENT  
HOWARD COUNTY  
10/24/93  
PLANNING DIRECTOR

DATE	NO.	REVISION
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