



VICINITY MAP
1" = 2,000'

LEGEND OF SOIL TYPES

Cg22 Chester gravelly silt loam, 3 to 8 percent slopes moderately eroded
 Cg22 Chester gravelly silt loam, 8 to 15 percent slopes moderately eroded
 G1C2 Glenelg loam, 8 to 15 percent slopes, moderately eroded
 G1D2 Glenelg loam, 15 to 25 percent slopes, moderately eroded
 M1A Manor loam, 0 to 3 percent slopes
 MgC2 Manor gravelly loam, 8 to 15 percent slopes, moderately eroded
 (ALL SOILS ON SITE ARE HYDROLOGIC SOIL GROUP B)

GENERAL NOTES

1. ZONING: NEW TOWN
2. TOTAL AREA: 28.7 Acres
3. SITE IS IN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER IS TO BE UTILIZED.
4. THE TOPOGRAPHY HEREON IS AERIAL; TAKEN FROM MAPS PREPARED FOR HOWARD COUNTY UNDER PROJECT C-4-0119 IN 1978.
5. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHTS-OF-WAY OF ANY PUBLIC ROADS WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 21-4.
6. U.P. #2-22 approved 9/24/91 for 16,120 (units to preliminary); 16,115 (277) (to utility road improvements along Trotter Road); 16,115 (277) (to utility road improvements to exceed 1200 feet) and 16,116 (276) (to permit wetland disturbance for the construction of road #2).
7. VEGETATION ANALYSIS NOTE: APPROXIMATELY 20% OF THIS SITE IS COVERED BY SECONDARY GROWTH CONSISTING OF LOCUST, POPLAR, CHOKE CHERRY, AND SOME SYCAMORE TREES RANGING FROM 3" TO 12" CALIPER. THE MAJORITY OF THESE TREES ARE IN THE OPEN SPACE AREAS.
8. STORM WATER MANAGEMENT AND WATER QUALITY FACILITIES ARE PROVIDED IN ADJACENT OPEN SPACE AREAS FOR THIS DEVELOPMENT.
9. UPLAND WETLANDS WERE IDENTIFIED IN THE FIELD BY EXPLORATION RESEARCH, INC., ELLICOTT CITY, MARYLAND.
10. SITE ANALYSIS

TOTAL NO. OF LOTS 54
 NUMBER OF BUILDABLE LOTS: 49
 NUMBER OF OPEN SPACE LOTS: 5

TABULATION OF NEW TOWN LAND USE

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	24.7
ROADWAY 4.0 Ac.	
OPEN SPACE	3.7
CREDITED	0.3
NON-CREDITED	
TOTAL	28.7

LEGEND

- WETLAND BOUNDARY
- WETLAND OR STREAM BUFFER
- - - SOILS DELINEATION
- EX. 5' CONTOURS
- ////// SLOPES 15% - 25%
- XXXXXX SLOPES > 25%

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 JOHN L. DUE
 441/722
 ZONED: R

10/1/91
 Date

JOHN R. HEINRICHS
 Professional Engr. No. 14920

Date	No.	Revision Description
OWNER/DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 DEED REF: LIBER 410 FOLIO 348		
JOHN R. HEINRICHS, P.E. CONSULTING ENGINEER 5124 S. ROLLING ROAD BALTIMORE, MARYLAND 21227 (301) 247-4036 FAX 247-9397		
AREA	VILLAGE OF RIVER HILL	SECTION 1 AREA 4
	TAX MAP 35	PART OF PARCEL 22
	5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
TITLE	COMPREHENSIVE SKETCH PLAN SUBDIVISION SKETCH PLAN & SOILS MAP	
Des By	H.R.D.	Scale 1" = 100'
Dwn By	J.R.H.	Date JULY 25, 1991
Chk By	H.R.D.	Approved
Proj No	DRAWING NO	
	1 OF 1	

S-92-02

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