

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE
2/29/97

SAVAL REALTY CO.
P. 373 PT. 2
ZONE M-1

HOWARD FULTZ
P. 435
ZONE R-12

NANNIE LANE
P. 342
ZONE R-12

PARCEL 437
L. 138 F. 132

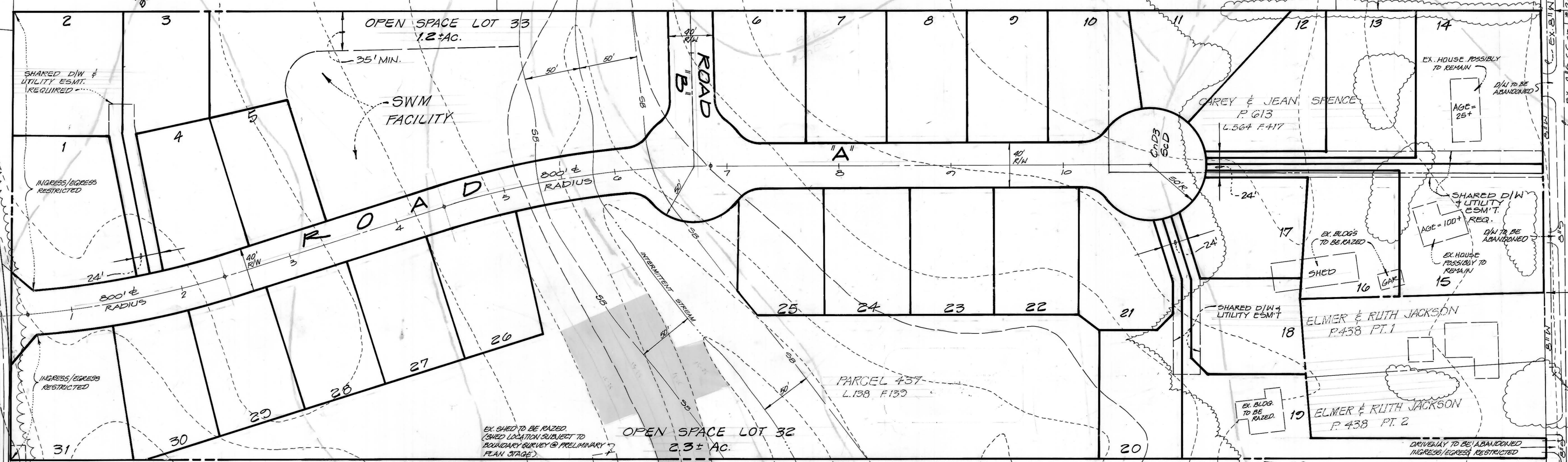
JOSEPH H. KANE
P. 80
ZONE R-12

HENRY JOHNSON
P. 533

ELMER & RUTH JACKSON
P. 438 PT. 1

ELMER & RUTH JACKSON
P. 438 PT. 2

VICINITY MAP
SCALE 1" = 2000'



SOILS

SYMBOL	NAME
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED.
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.
BeD2	BELTSVILLE SILT LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED.
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT, MODERATELY ERODED.
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES.
CnD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT, SEVERELY ERODED.
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES.
MtE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES.
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING.
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING.
SeE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES.

GENERAL NOTES

1. THIS PLAN IS A PROPOSED SUBDIVISION OF PARCEL 437 (L. 138 F. 132, 12.5 AC. ±) & PARCEL 613 (L. 564 F. 417, 12 AC. ±).
2. SITE DEVELOPMENT DATA:
ZONE: R-12 AREA (GROSS): 11.7 ± AC.
PROP. DEVELOPMENT: CLUSTER (8400 ± LOT MIN.)
PROP. LOTS (BUILDABLE): 31 (8400 ± MIN. EACH LOT)
AREA OF PROP. LOTS: 6.0 ± AC.
OPEN SPACE: REQUIRED (30% OF 11.7) = 3.5 ± AC.; PROPOSED = 3.5 ± AC.
RECREATION OPEN SPACE REQUIRED: 200 SF/UNIT x 31 = 6200 SF (TO BE PASSIVE)
AREA OF PROPOSED ROADS R/W: 1.3 ± AC.
3. TOPOGRAPHY IS FROM HOWARD COUNTY TOPO MAP. BOUNDARY IS BASED ON DEED PLOTTING.
4. BUILDABLE LOTS TO BE SERVED BY PUBLIC WATER & SEWER.

Note: The SWM Facility shown on this plan is an approximation of its ultimate size and shape. It is understood that this facility has not been designed and its size and shape may change altering the number of units allocated for this development.

LEGEND

SB	STREAM BUFFER
EX	EX. CONTOUR
-15-25%	SLOPES
CmB2	SOIL BOUNDARY
ScD	SOIL SYMBOL

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
ORCHARD DEVELOPMENT CORP.
3979 OLD COLUMBIA PIKE
ELLICOTT CITY, MD. 21043
(410) 750-1800

SKETCH PLAN
JOHNSON PROPERTY
A SUBDIVISION OF PARCELS 437 & 613
L. 138 F. 132 AND L. 564 F. 417
ELECTION DISTRICT #1-ELKRIDGE
HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE NO.
MBT	1" = 50'	R-12	96-053
DRN.:	DATE	TAX MAP NO.	SHEET
HKJ	31 October 1996	43	1 OF 1
CHK.:		GRID 546	

S-97-05