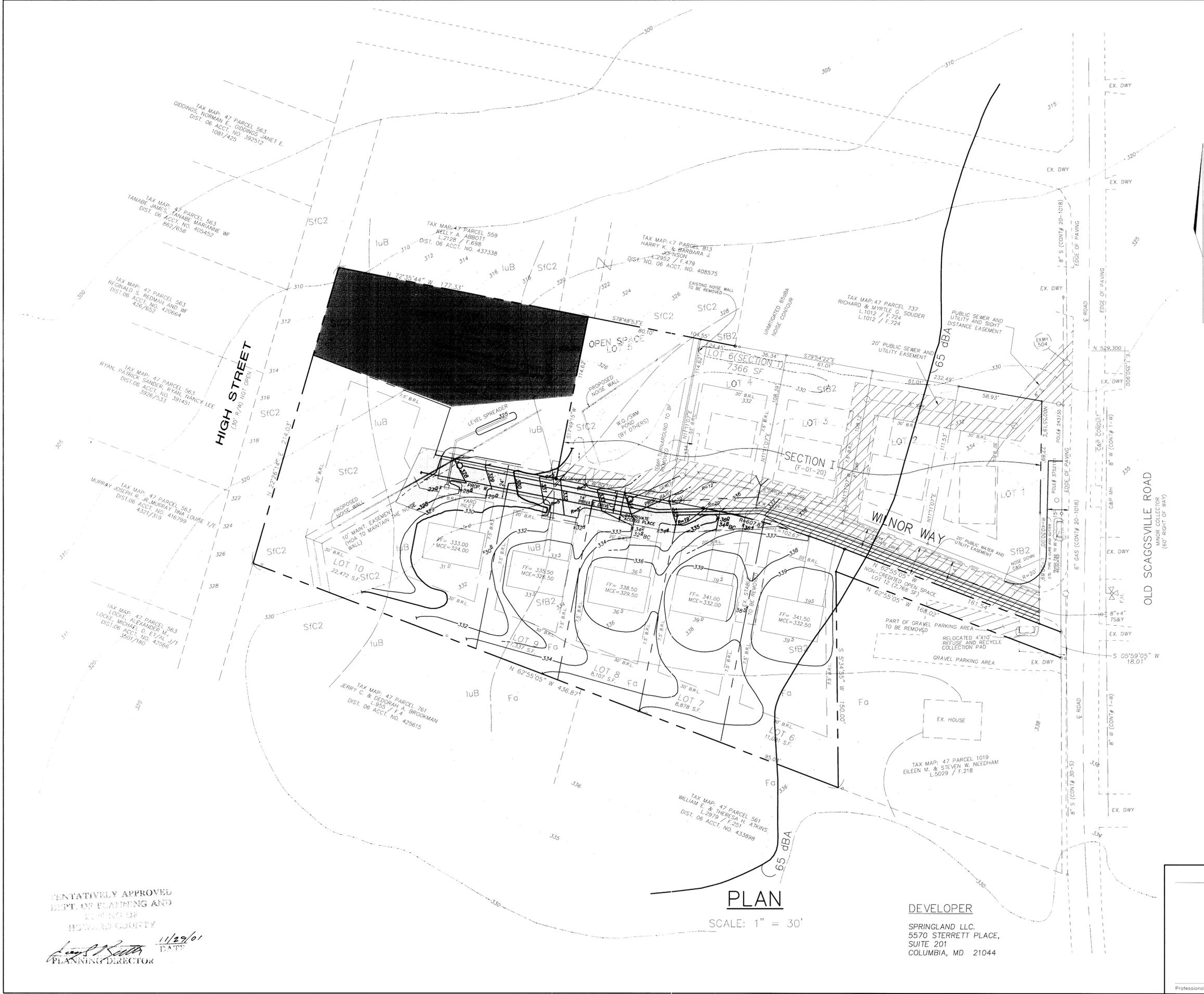


VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- OWNER/DEVELOPER - SPRINGLAND LLC, 5570 STERRETT PLACE, SUITE 201, COLUMBIA, MD 21044, (410) 472-2993
- PROPERTY ZONED - RSC, TAX MAP 47, GRID 19, PARCELS 760 AND 1018, SIXTH ELECTION DISTRICT
- GROSS AREA = 1.94 AC +/-
- NET AREA = 1.94 AC +/-
- AREA OF PROPOSED LOTS = 1.94 AC +/-
- TOTAL LOTS PROPOSED = 7 (INCLUDING 2 OPEN SPACE)
- WATER AND SEWER TO BE PUBLIC, EX.W AND S CONTRACT NO. 24-3909-D
- OPEN SPACE REQUIRED = 15,420 SF (20%) (NOT INCLUDING LOT 4 ACREAGE)
- OPEN SPACE PROPOSED = 16,548 SF CREDITED OPEN SPACE (21%)
2,768 SF NON-CREDITED OPEN SPACE
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2 FEET CONTOUR INTERVALS PREPARED BY R.C. KELLY & ASSOCIATES INC., DATED AUGUST 12, 1996.
- THE REMOVAL OF THE NOISE WALL AS SHOWN ON LOT 10 IS CONTINGENT UPON THE CONSTRUCTION OF A FUTURE PROPOSED NOISE WALL TO BE CONSTRUCTED BY MSHA ALONG THE EAST SIDE OF I-95. UPON COMPLETION OF THE I-95 NOISE WALL, LOT 10 MAY BE RESUBDIVIDED INTO A TOTAL OF 3 LOTS ONCE THE NOISE WALL HAS BEEN REMOVED.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES ON SITE.
- THERE ARE NO WETLANDS, STEEP SLOPES, FLOODPLAIN OR OTHER SENSITIVE ENVIRONMENTAL FEATURES OR CRITICAL HABITATS PER A FOREST STAND DELINEATION REPORT BY WILLIAM T. BRIDGELAND, WILDLIFE BIOLOGIST DATED MAY 19, 2000.
- FOREST STAND DELINEATION PROVIDED BY WILLIAM T. BRIDGELAND DATED MAY 19, 2000.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES INC. DATED MARCH, 2001.
- NOISE STUDY PREPARED BY CENTURY ENGINEERING INC. DATED JAN., 2001.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 47671 AND 47672 WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS.
- OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, PER SECTION 16.121(e)(1).
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- RDA WILL MAINTAIN THE NOISE WALL LOCATED ON RESIDENTIAL LOT 10 AND OPEN SPACE LOTS 5 AND 11.
- OPEN SPACE LOT 11 WILL BE PLANTED TO MEET THE 0.3 AC. OBLIGATION FOR FOREST CONSERVATION AS SHOWN ON OPEN SPACE LOT 11.
- A WAIVER WAS GRANTED (WP-02-10) (S-01-25), DATED AUGUST 31, 2001, SECTION 16.121(e)(1), TO WAIVE OPEN SPACE ACCESS.
- DPZ FILE NUMBERS : F-01-20, WP-02-10



PLAN

SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
DATE 11/29/01
PLANNING DIRECTOR

DEVELOPER
SPRINGLAND LLC,
5570 STERRETT PLACE,
SUITE 201
COLUMBIA, MD 21044

Date	No	Revision Description
		SKETCH PLAN
		HILLTOP ESTATES - SECTION II
		LOTS 6-12
		SUBDIVISION OF PARCELS 760 & 1018
		RESUBDIVISION OF LOT 4, SECTION I
		HOWARD COUNTY, MARYLAND
CENTURY ENGINEERING, INC.		
CONSULTING ENGINEERS, PLANNERS		
32 WEST ROAD		
TOWSON, MARYLAND 21204		
(410) 823-8070 FAX (410) 823-2184		
SIXTH ELECTION DISTRICT		
TAX MAP 47, PARCELS 760 and 1018, GRID 19		
Des By	KD	Scale 1"=30'
Des By	MA	Date NOVEMBER, 2001
Chk By	GK	Approved
Professional Engr. No.		20195-00
		DRAWING NO
		1 OF 1

S-01-25