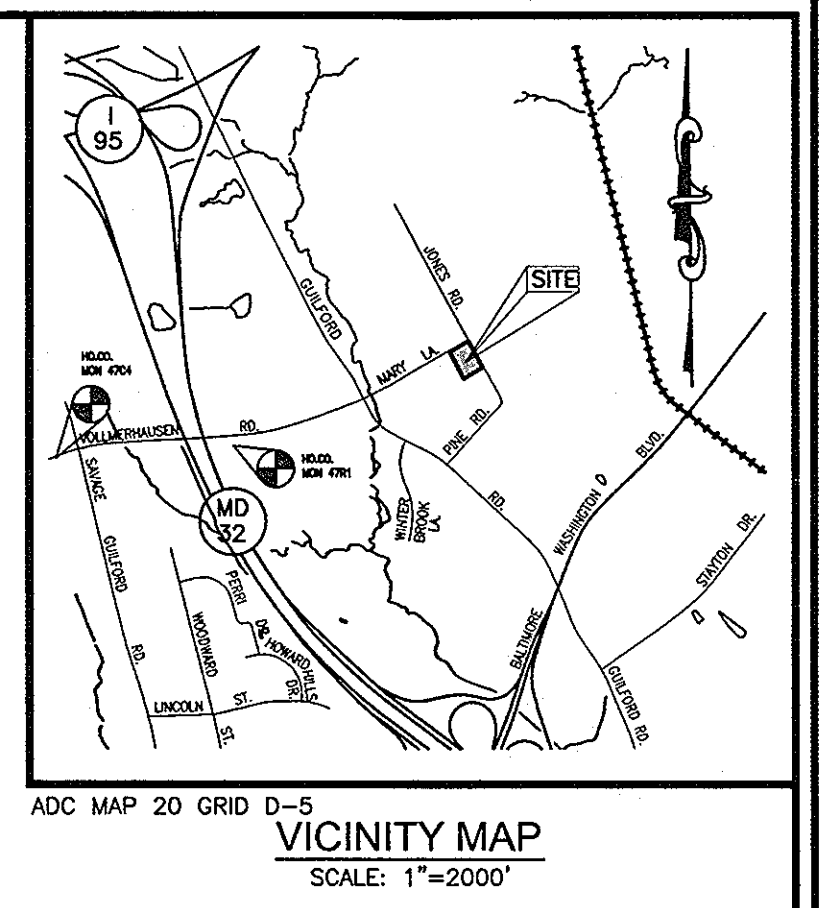


BENCHMARKS			
NO.	NORTHING	EASTING	TYPE
47C4	539,645.66	1,361,379.36	CON. MON.
47R1	539,734.50	1,363,098.87	CON. MON.

LEGEND	
---202---	EXISTING 2 FT CONTOUR
---200---	EXISTING 10 FT CONTOUR
---	EXISTING TREELINE
■	15% - 24.9% SLOPES



SITE DATA

LOCATION: TAX MAP 47, GRID 6, PARCEL 942
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 1.48 AC.
 AREA OF PROPOSED RIGHT-OF-WAY: 0.02 AC.
 AREA OF 100-YR FLOODPLAIN: N/A
 AREA OF STEEP SLOPES: N/A
 NET AREA OF PROJECT: 1.48 AC.
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 5
 AREA OF PROPOSED RESIDENTIAL LOTS: 0.85 AC. (37,163 SF)
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 7,203 SF - LOTS 1 AND 3
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 6)
 AREA OF OPEN SPACE REQUIRED: 0.59 AC. (1,48 x 40%)
 AREA OF CREDITED OPEN SPACE PROVIDED: 0.60 AC. OR 41% (26,558 SF)
 AREA OF NON-CREDITED OPEN SPACE: 0.00 AC.
 TOTAL AREA OF OPEN SPACE: 0.60 AC.

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: L. 9832/F. 435
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2006.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2006.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND IS PROVIDED BY CONTRACT NO. 609-A AND 24-3312.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WQV AND REV ARE TO BE PROVIDED BY A BIO-RETENTION FACILITY LOCATED ON OPEN SPACE LOT 6. CPV IS NOT REQUIRED FOR THIS PROJECT. THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY 4, 2006. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE.
- NO 100-YR FLOODPLAIN IS LOCATED ON-SITE.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 4, 2006.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 2006.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED FOR THIS PROJECT.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- OPEN SPACE LOT 6 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE FEBRUARY 2, 2004 ZONING REGULATIONS.
- FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY ONSITE RETENTION. THE METHODS OF MEETING FOREST CONSERVATION OBLIGATIONS WILL BE DETERMINED AT PRELIMINARY PLAN STAGE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47C4 AND 47R1 WERE USED FOR THIS PROJECT.
- A DESIGN MANUAL WAIVER HAS BEEN APPROVED ON XXXX TO ALLOW THE SIGHT DISTANCE ANALYSIS TO BE PREPARED AND APPROVED BASED ON THE POSTED SPEED LIMIT PLUS FIVE MILES PER HOUR.

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'A'					
AREA A	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
	WATER QUALITY VOLUME (WQV)	1325 C.F.	---	1325 C.F.	BIO-RETENTION
	RECHARGE VOLUME (REV)	345 C.F.	---	345 C.F.	STONE TRENCH
	CHANNEL PROTECTION VOLUME (CPV)	N/A	---	N/A	1yr. POST. DEV. Q < 2.0 CFS
	OVERHEAD FLOOD PROTECTION (OF _P)				
	EXTREME FLOOD VOLUME (EFV)				

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
CID2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SfC2	SASSAFRAS GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SsE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE

**SKETCH PLAN
 COLD SPRING
 LOTS 1 - 5 AND OPEN SPACE LOT 6
 A RESUBDIVISION OF THE NORDAU SUBDIVISION LOT 5
 BLOCK E-1**

TAX MAP 47 GRID 6 PARCEL 942
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS**
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJT/MMR
 DRAWN BY: LJT
 CHECKED BY: RHY
 DATE: JUNE 2006
 SCALE: 1"=30'
 W.O. NO.: 06-14.00

DPZ REF: 1 SHEET OF 1

S-06-17