

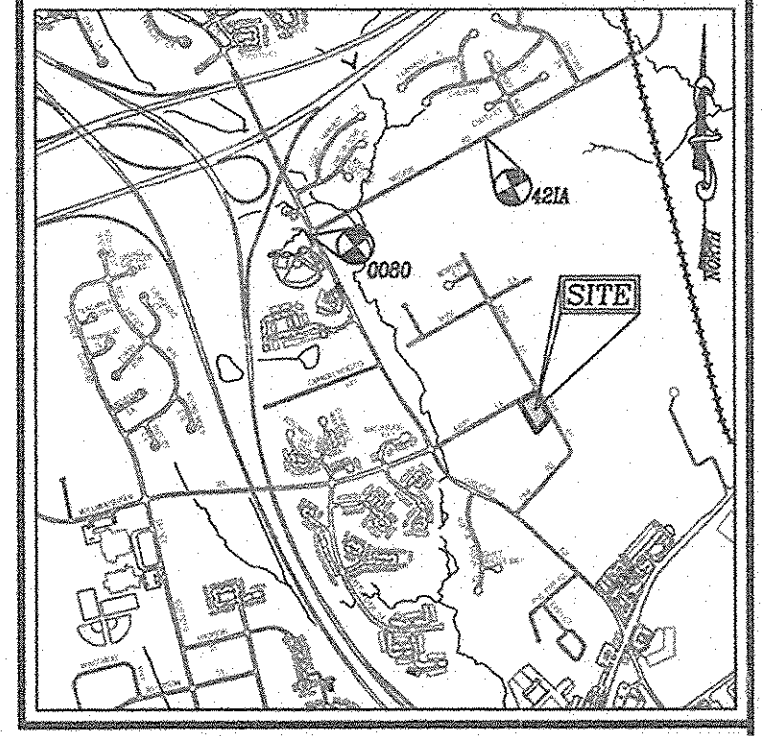
GENERAL NOTES

- THIS SUBDIVISION COMPLIES WITH THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AS AMENDED BY COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (C8-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, DATED MARCH 2006.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC SERVICE, AND WILL BE PROVIDED BY CONTRACTS #609-A, AND #24-3312.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WOV AND REV ARE TO BE PROVIDED BY A BIO-RETENTION FACILITY LOCATED ON OPEN SPACE LOT 6, AND A GRASS SWALE ON LOT 1. CPV IS NOT REQUIRED FOR THIS PROJECT. THE 1 YEAR PEAK DISCHARGE IS ATTENUATED ABOVE THE BIO-RETENTION FACILITY.
- THIS SITE IS NOT LISTED IN THE HOWARD COUNTY HISTORIC INVENTORY.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED MAY 2006.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MAY 2006.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT, BECAUSE:
 - IT IS NOT LOCATED WITHIN 1000 FEET OF AN EXISTING RIGHT OF WAY LINE OF ROUTE I-95 OR THAT SEGMENT OF U.S. ROUTE 1 FROM MD.100 TO MD.32 OF ANY OTHER ROADWAY WHERE HEAVY TRUCK TRAFFIC IS EXPECTED TO EXCEED AN ADT OF 10,000 VEHICLE.
 - IT IS NOT LOCATED WITHIN 500' OF ANY OTHER EXISTING OR PROPOSED PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY RIGHT OF WAY LINE.
 - IT IS NOT LOCATED WITHIN 250' OF ANY EXISTING OR PROPOSED MINOR ARTERIAL RIGHT OF WAY LINE.
 - IT IS NOT LOCATED WITHIN 500' OF AN EXISTING OR PROPOSED RAIL LINE.
 - IT IS NOT LOCATED WITHIN THE APPROVED AIRPORT NOISE ZONE IS ESTABLISHED BY THE STATE AVIATION ADMINISTRATION.
- THIS PROJECT IS NOT LOCATED ON A SCENIC ROAD.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION, RECYCLING, AND SNOW REMOVAL WILL BE PROVIDED TO THE ROAD RIGHT-OF-WAY LINE ONLY.
- 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 420A AND 0800 WERE USED FOR THIS PROJECT.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- THIS PROJECT IS A RESUBDIVISION OF THE NORDAU SUBDIVISION, LOT 5 (F-96-84).
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS PROJECT SHALL BE FULFILLED BY THE PLACEMENT OF 29 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA. SURETY IN THE AMOUNT OF \$2,526,48 SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL PLAT. PAYMENT OF A FEE-IN-LIEU FOR THE REMAINING .31 ACRES OF THE REQUIRED RETENTION IN THE AMOUNT OF \$10,127.70 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PROJECT.
- PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL. FINANCIAL SURETY FOR 9 SHADE TREES, AND 5 EVERGREEN TREES, IN THE AMOUNT OF \$3,450.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PROJECT.
- OPEN SPACE LOT 6 TO BE OWNED BY THE HOME OWNERS ASSOCIATION.
- THERE ARE NO STEEP SLOPES GREATER THAN 25% LOCATED WITHIN THE SUBJECT PROPERTY.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, OR STREAM BUFFERS LOCATED ON SITE.
- THERE ARE NO FLOODPLAINS ON SITE.
- EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND FIELD LOCATED EVIDENCE.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON SITE.
- A DESIGN MANUAL WAIVER HAS BEEN APPROVED ON OCTOBER 30, 2006 TO ALLOW THE SIGHT DISTANCE ANALYSIS TO BE PREPARED AND APPROVED BASED ON THE POSTED SPEED LIMIT PLUS FIVE MILES PER HOUR.
- PREVIOUS DPZ FILE NUMBERS: S-06-017, WP-06-114, F-96-84, SDP-97-66, SDP-97-125.

PRELIMINARY PLAN COLD SPRING

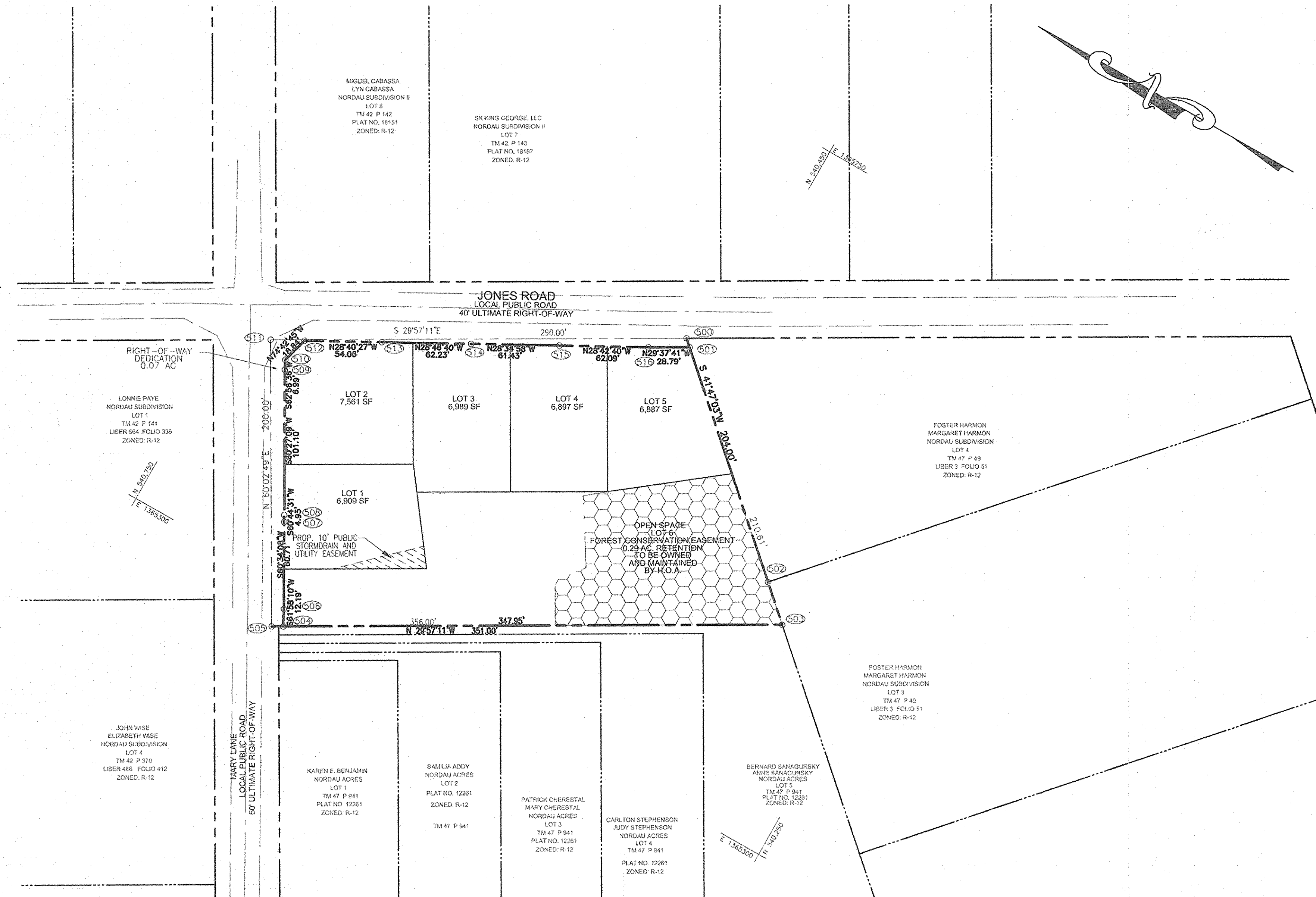
LOTS 1-5 AND OPEN SPACE LOT 6 A RESUBDIVISION OF THE NORDAU SUBDIVISION LOT 5 HOWARD COUNTY, MARYLAND

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
421A	543390.39	1364912.66	312.67
0080	542366.91	1363075.97	282.39



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PG. 20 GRID D-5

LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	PROPOSED FOREST CONSERVATION EASEMENT
	PROPOSED PUBLIC STORMDRAIN AND UTILITY EASEMENT



SITE DATA

LOCATION: TAX MAP 47, GRID 6, PARCEL 942
DEED REFERENCE: L 9832 / F 435
EXISTING ZONING: R-12
GROSS AREA OF PARCEL: 1.48 AC. (64,600 SF)
AREA OF PROPOSED RIGHT-OF-WAY DEDICATION: 0.07 AC. (2,940 SF)
AREA OF 100-YR FLOODPLAIN: N/A
AREA OF STEEP SLOPES: N/A
NET AREA OF PROJECT: 1.41 AC. (61,660 SF)
NUMBER OF PROPOSED RESIDENTIAL LOTS: 5
AREA OF PROPOSED RESIDENTIAL LOTS: 0.81 AC. (35,243 SF)
AREA OF SMALLEST BUILDABLE LOT PROPOSED: 6,887 SF (LOT 5)
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: 0.61 AC. OR 41% (26,419 SF)
TOTAL AREA OF OPEN SPACE: 0.61 AC.
TOTAL LIMIT OF DISTURBANCE: 1.51 AC. (65,742 SF)

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE LAYOUT PLAN	2
GRADING, SEDIMENT AND EROSION CONTROL DETAILS	3
FOREST CONSERVATION AND LANDSCAPING PLAN	4
FOREST CONSERVATION AND LANDSCAPING DETAILS	5
DETAILS SHEET	6
STORMDRAIN DRAINAGE AREA MAP	7

COORDINATE LIST		
POINT	NORTH	EAST
500	540472.02	1365587.45
501	540467.10	1365583.05
502	540338.55	1365468.18
503	540314.98	1365447.12
504	540616.45	1365273.39
505	540623.43	1365269.37
506	540622.18	1365284.16
507	540652.02	1365337.03
508	540654.43	1365341.35
509	540704.29	1365429.30
510	540707.47	1365435.53
511	540723.29	1365442.66
512	540702.50	1365453.70
513	540655.07	1365479.64
514	540600.52	1365509.60
515	540546.58	1365538.99
516	540492.13	1365568.82

LOCATION PLAN
SCALE: 1"=50'

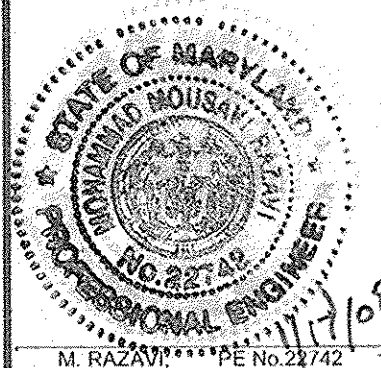
STORMWATER MANAGEMENT REQUIREMENTS - STUDY POINT 'A'					
AREA 1.64 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQv)	1325 CF	-	1325 CF	BIO-RETENTION
2	RECHARGE VOLUME (REV)	345 CF	-	345 CF	STONE TRENCH BELOW BIO-RETENTION
3	CHANNEL PROTECTION VOLUME (CPv)	NA	NA	NA	1 YR PEAK DISCHARGE < 2.0 CFS
4	OVERHEAD FLOOD PROTECTION (OFP)	NA	NA	NA	
5	EXTREME FLOOD VOLUME (EFV)	NA	NA	NA	

OWNER/DEVELOPER
MICHAEL L. PFAU
TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE, SUITE 301
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COVER SHEET
COLD SPRING
LOTS 1-5 AND OPEN SPACE LOT 6
A RESUBDIVISION OF THE NORDAU SUBDIVISION LOT 5
BLOCK E-1
TAX MAP 47 BLOCK 6 PARCEL 942
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

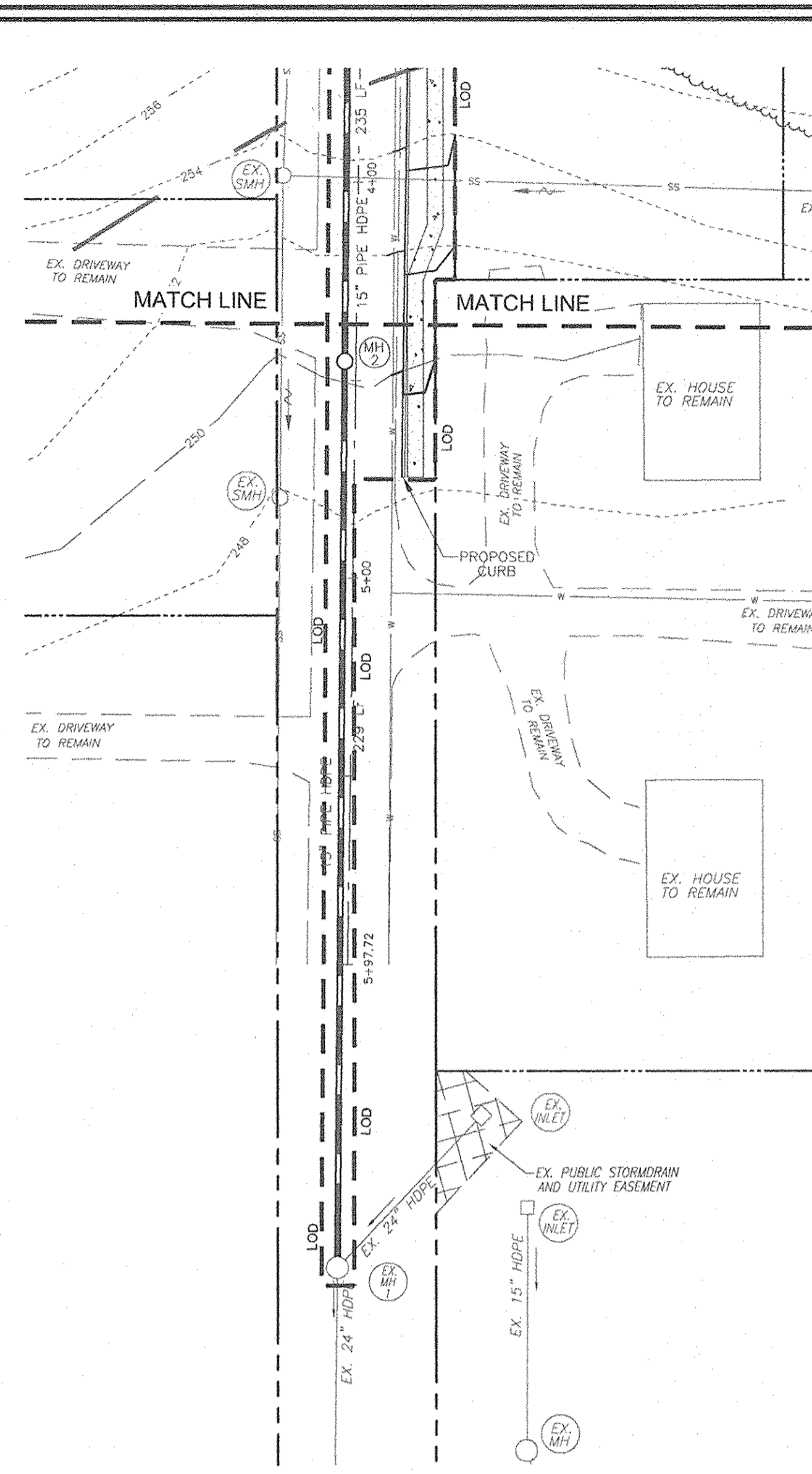
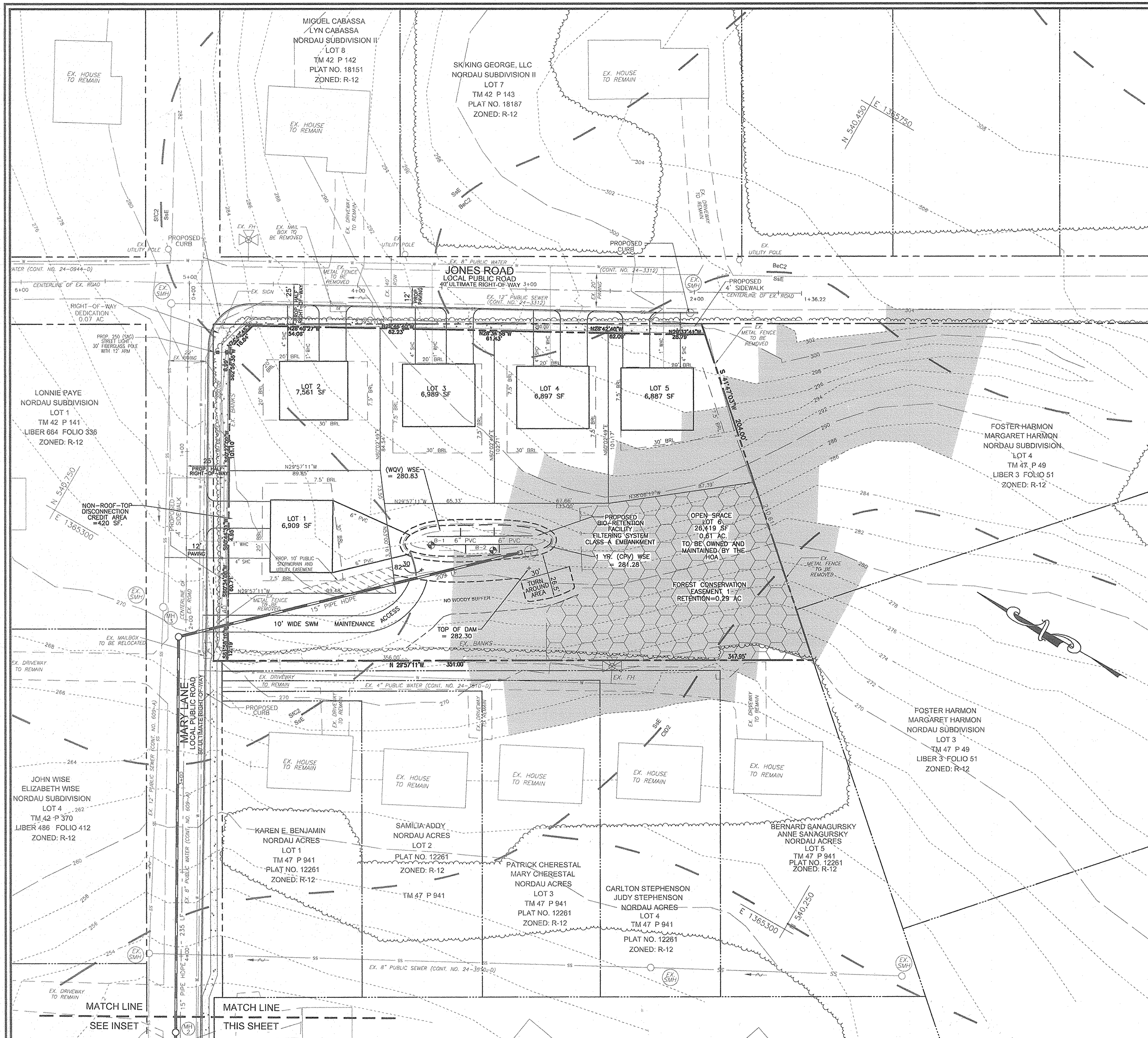
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.2666
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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22742 EXPIRATION DATE: JUNE 2008.



DESIGN BY: MR
DRAWN BY: JMR
CHECKED BY: MR
DATE: AUGUST 2007
SCALE: AS SHOWN
W.O. NO.: 06-14
1 SHEET OF 7

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
[Signature] 8/23/07
PLANNING DIRECTOR DATE



LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREELINE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING FENCE LINE
	EXISTING MAILBOX
	PROPOSED STREET LIGHT
	PROPOSED CURBLINE
	AREA OF 15 TO 24.9 PERCENT SLOPES
	TEST PIT BORING LOCATION
	SOILS
	PROPOSED SIDEWALK
	PROPOSED FOREST CONSERVATION EASEMENT
	PROPOSED PUBLIC STORM DRAIN AND UTILITY EASEMENT
	EXISTING PUBLIC STORM DRAIN AND UTILITY EASEMENT

INSET PLAN VIEW
SCALE: 1"=30'

LAYOUT PLAN VIEW
SCALE: 1"=30'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

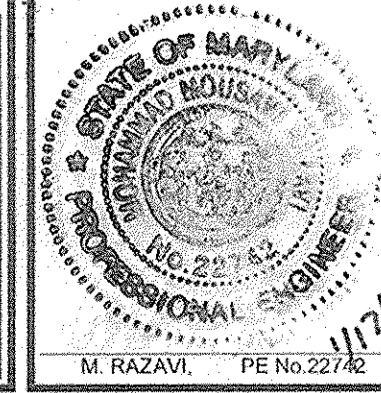
Robert H. Vogel 1/23/14
PLANNING DIRECTOR DATE

OWNER/DEVELOPER
MICHAEL L. PFAU
TRINITY QUALITY HOMES INC.
3675 PARK AVENUE, SUITE 301
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SITE LAYOUT 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 BLOCK 6 PARCEL 942
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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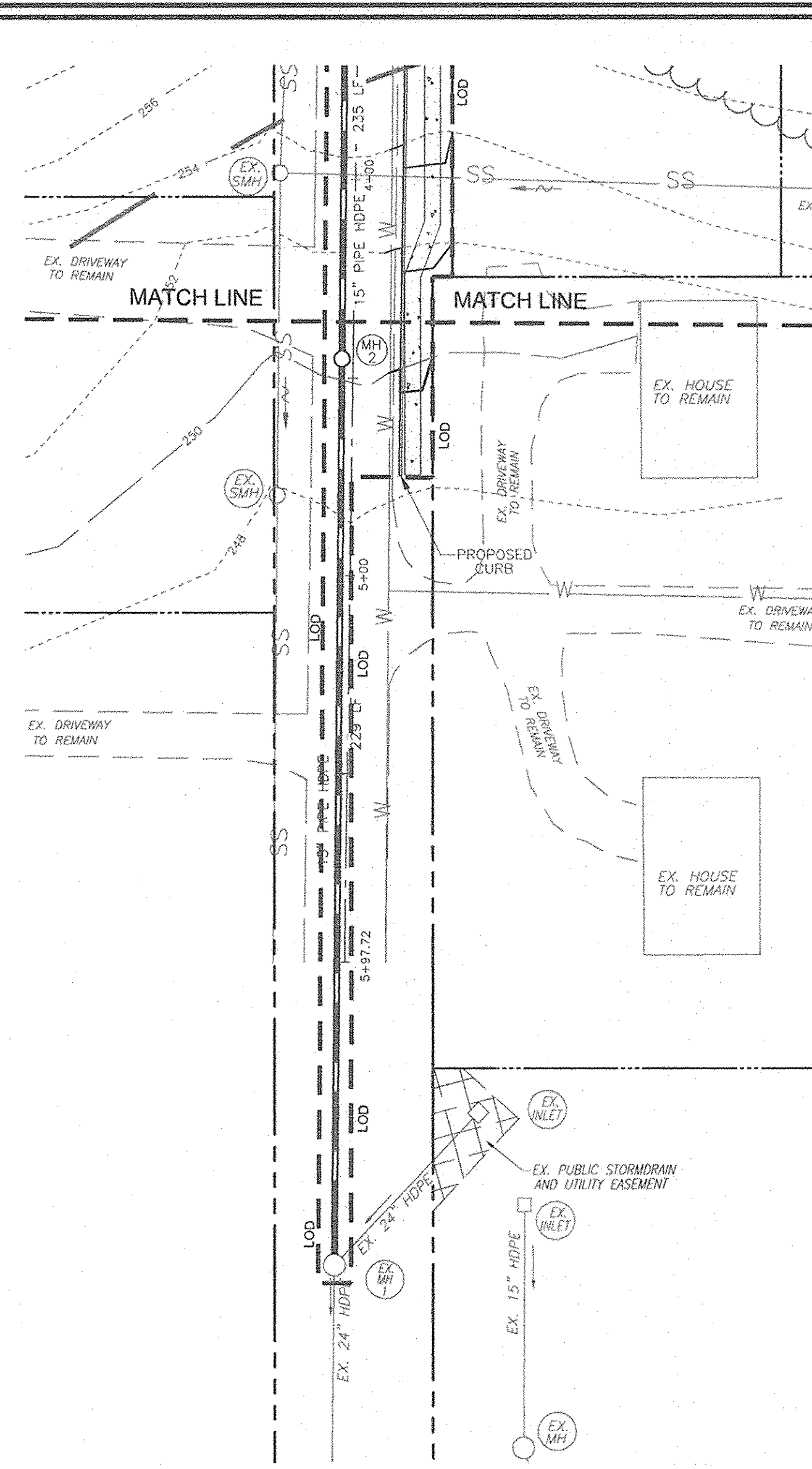
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2 SHEET OF 7



LAYOUT PLAN VIEW
SCALE: 1"=30'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Bc2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
CDZ	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
S2C2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SSE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B



INSET PLAN VIEW
SCALE: 1"=30'

LEGEND	
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING TREELINE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING FENCE LINE
	PROPOSED CURBSIDE
	PROPOSED STREET LIGHT
	PROPOSED CONTOUR
	TEST PIT BORING LOCATION
	SOILS
	PROPOSED SIDEWALK
	AREA OF 15 TO 24.9 PERCENT SLOPES
	PROPOSED FOREST CONSERVATION EASEMENT
	PROPOSED PUBLIC STORM DRAIN AND UTILITY EASEMENT
	EXISTING PUBLIC STORM DRAIN AND UTILITY EASEMENT
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EROSION CONTROL MATTING
	STABILIZED CONSTRUCTION ENTRANCE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Vogel
PLANNING DIRECTOR

DATE

GRADING, SEDIMENT, AND EROSION CONTROL DETAILS

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

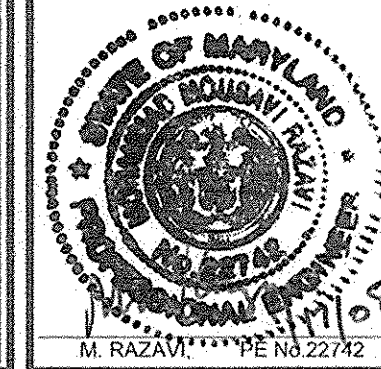
TAX MAP 47 BLOCK 6 PARCEL 942
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER
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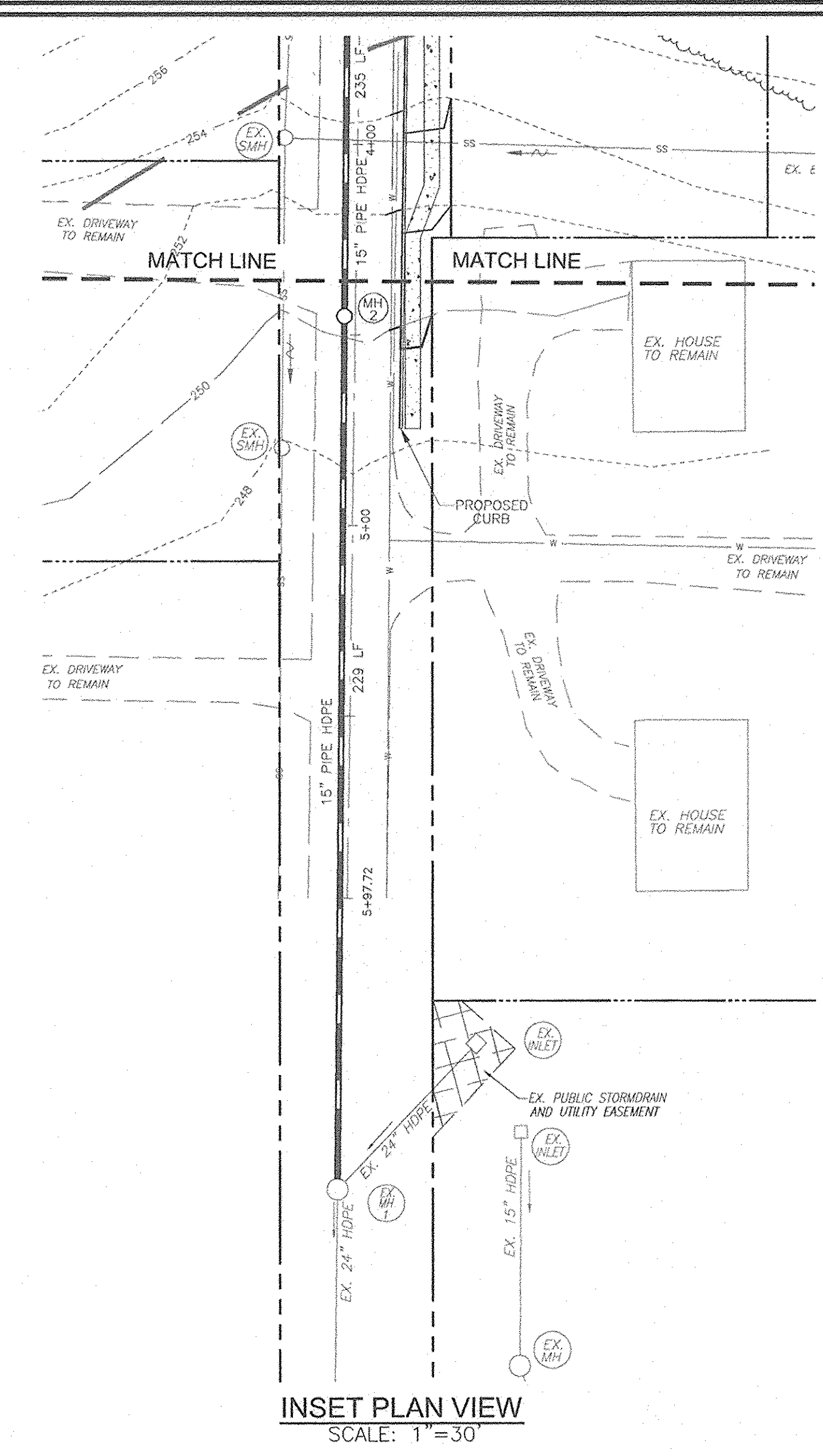
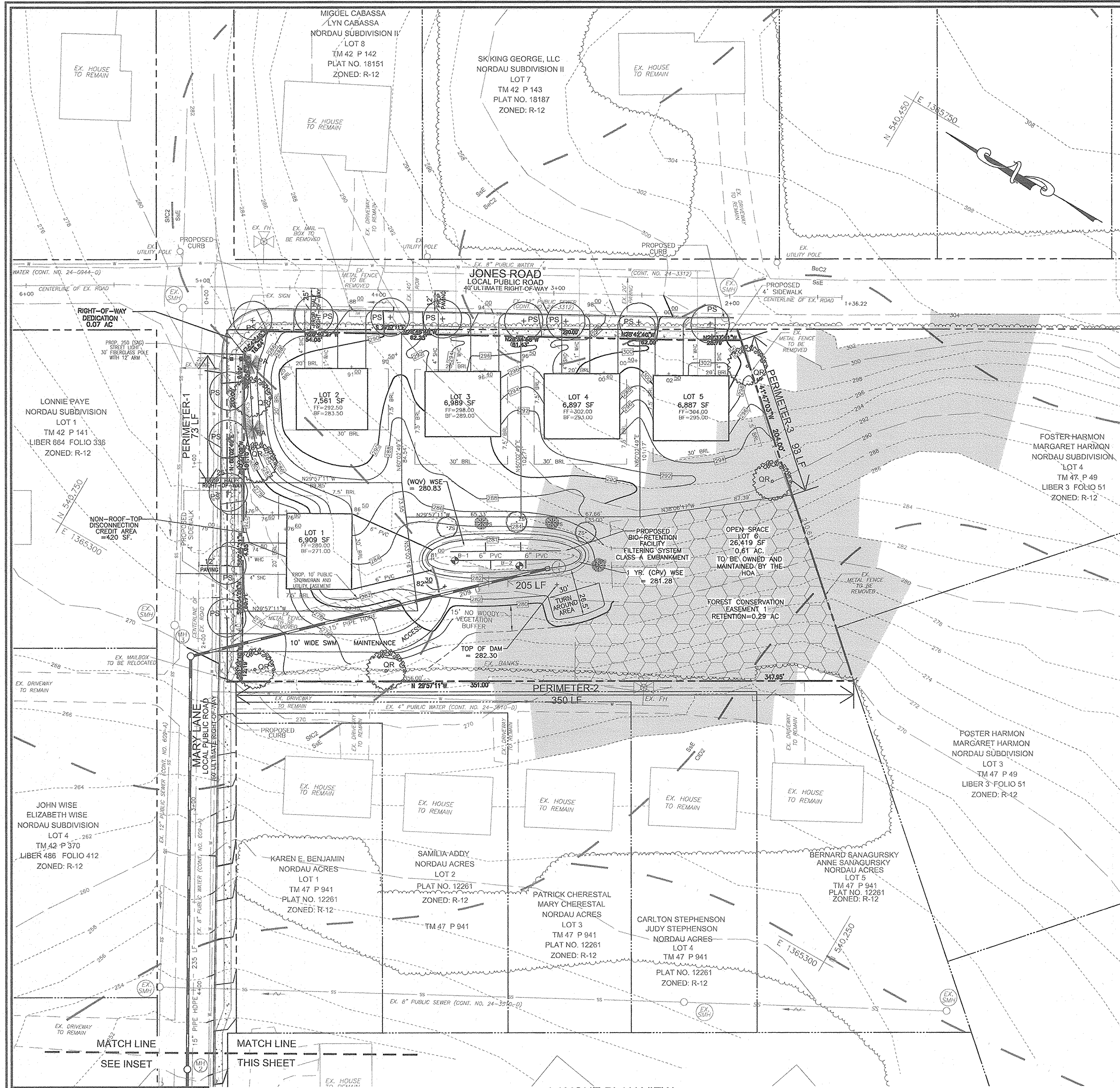
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DATE: AUGUST 2007
SCALE: AS SHOWN
W.O. NO.: 08-14

3 SHEET OF 7



LEGEND

	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING TRELINE
	EXISTING UTILITY POLE
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING FENCE LINE
	PROPOSED CONTOUR
	PROPOSED CURBLINE
	PROPOSED STREET LIGHT
	AREA OF 15 TO 24.9 PERCENT SLOPES
	BORING LOCATION
	SOILS
	PROPOSED SIDEWALK
	PROPOSED FOREST CONSERVATION EASEMENT
	PROPOSED PUBLIC STORMDRAIN AND UTILITY EASEMENT
	EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT
	PROPOSED STREET TREE
	LANDSCAPE PERIMETER
	PROPOSED EVERGREEN TREE
	PROPOSED SHADE TREE
	PROPOSED SHRUB

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BcC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
CID2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SiC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
Ssf	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Michael L. Pfaul
PLANNING DIRECTOR
1/25/07
DATE

LAYOUT PLAN VIEW
SCALE: 1"=30'

John Canoles
JOHN CANOLES
DNR QUALIFIED PROFESSIONAL

PROFESSIONAL CERTIFICATION

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LANDSCAPING AND FOREST CONSERVATION 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 BLOCK 6
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

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4 SHEET OF 7

P-08-02

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL
Perimeter/Frontage Designation	B	A	3
Landscape Type	1	2	A
Linear Feet of Roadway Frontage/Perimeter	73'	350'	93'
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	YES- 250 LF	YES
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No
Number of Plants Required	1:50 2 1:40 2	1:60 2	1:60 2
Number of Plants Provided	2	2	6
Other Trees (2:1 Substitution)	2	-	2
Shrubs (10:1 Substitution)	-	-	-
Describe Plant Substitution Credits Below if needed	-	-	-

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
PA	2	PICEA ABIES NORWAY SPRUCE	6' - 8' HT	B & B
OP	6	QUERCUS ROBUR 'FASTIGIATA' COLUMNAR ENGLISH OAK	2 1/2" - 3" Cal.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDSCAPE PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

STREET TREES (PUBLIC)			
ROAD NAME	LINEAR DISTANCE	QTY.	BOTANICAL NAME
MARY LANE	215 FT	5	PRUNUS ARGENTHI (SARGENT CHERRY)
JONES ROAD	285 FT	8	PRUNUS ARGENTHI (SARGENT CHERRY)

NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

STORMWATER POND PERIMETER LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
PS	3	Pinus strobus/ Eastern White Pine	6'-8' HT	B&B
ZS	3	Zelkova serrata 'Village Green' Village Green Japanese Zelkova	2 1/2" - 3" CAL.	B&B

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	FACILITY 205 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES 85'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED SHADE TREES (1:50) EVERGREEN TREES (1:40)	120' 3 SHADE TREES 3 EVERGREEN TREES
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES SHRUBS	3 SHADE TREES 3 EVERGREEN TREES -

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
A. TOTAL TRACT AREA A = 1.48 AC
B. DEDUCTIONS B = 0.00 AC
C. NET TRACT AREA C = 1.48 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.
ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0

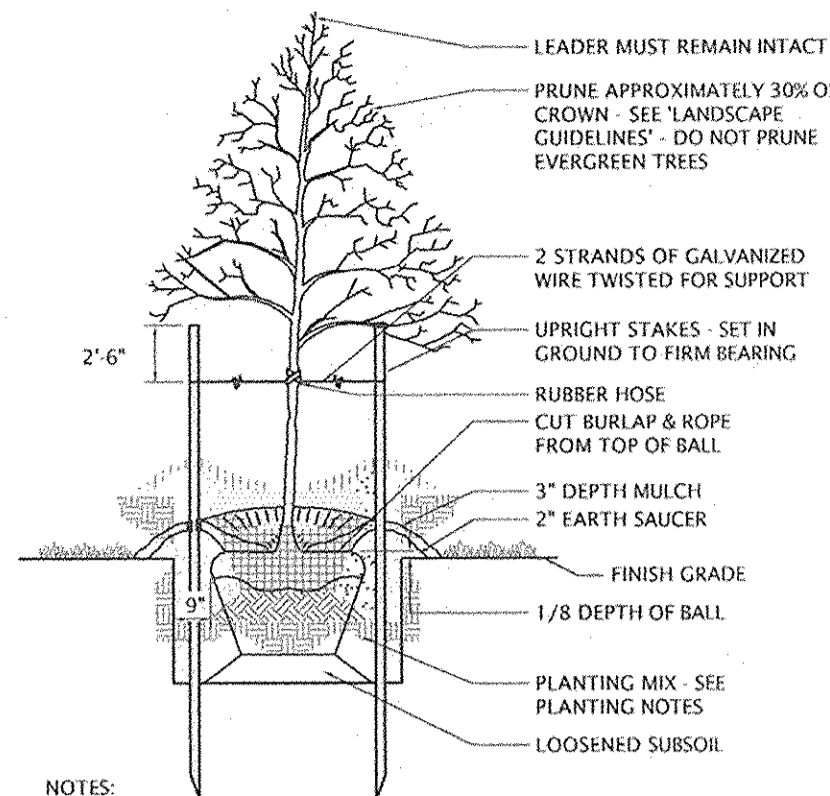
D. AFFORESTATION THRESHOLD (NET TRACT AREA X 15%) D = 0.22 AC
E. CONSERVATION THRESHOLD (NET TRACT AREA X 20%) E = 0.30 AC

EXISTING FOREST COVER:
F. EXISTING FOREST COVER (WITHIN THE NET TRACT AREA) F = 1.48 AC
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD G = 1.18 AC

BREAK EVEN POINT:
H. BREAK EVEN POINT H = 0.53 AC
I. FOREST CLEARING PERMITTED WITHOUT MITIGATION I = 0.95 AC

PROPOSED FOREST CLEARING:
J. TOTAL AREA OF FOREST TO BE CLEARED J = 1.19 AC
K. TOTAL AREA OF FOREST TO BE RETAINED K = 0.29 AC

PLANTING REQUIREMENTS:
L. REFORESTATION FOR CLEARINGS ABOVE THE CONSERVATION THRESHOLD L = 0.30 AC
M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD M = 0.01 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD N = 0.00 AC
O. TOTAL REFORESTATION REQUIRED O = 0.31 AC
P. TOTAL AFFORESTATION REQUIRED P = 0.31 AC
Q. TOTAL AFFORESTATION REQUIRED Q = 0.00 AC
R. TOTAL PLANTING REQUIRED R = 0.31 AC

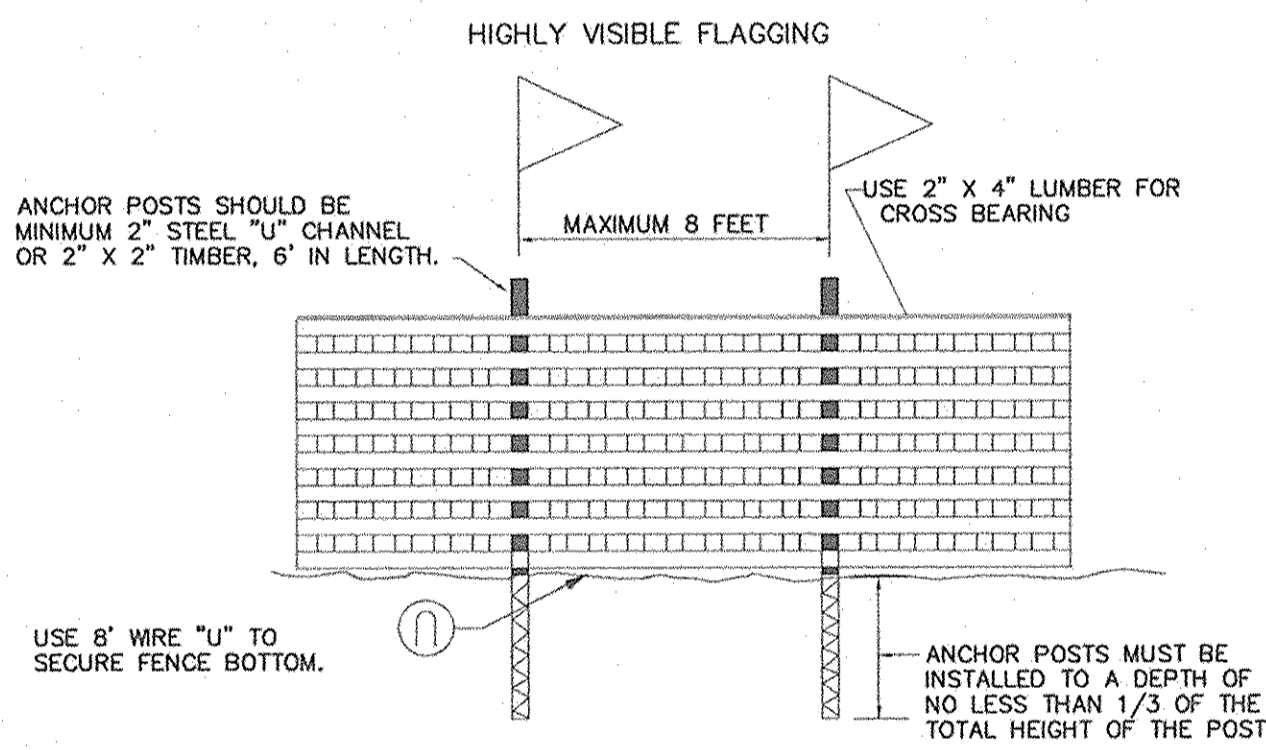


NOTES:
1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT AND PROCEDURE SPECIFICATIONS.
2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2 1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS AND BUILDINGS.
4. KEEP MULCH 1" FROM TRUNK

TREE PLANTING AND STAKING
DECIDUOUS AND EVERGREEN TREES UP TO 3" CALIPER
NOT TO SCALE

NOTES

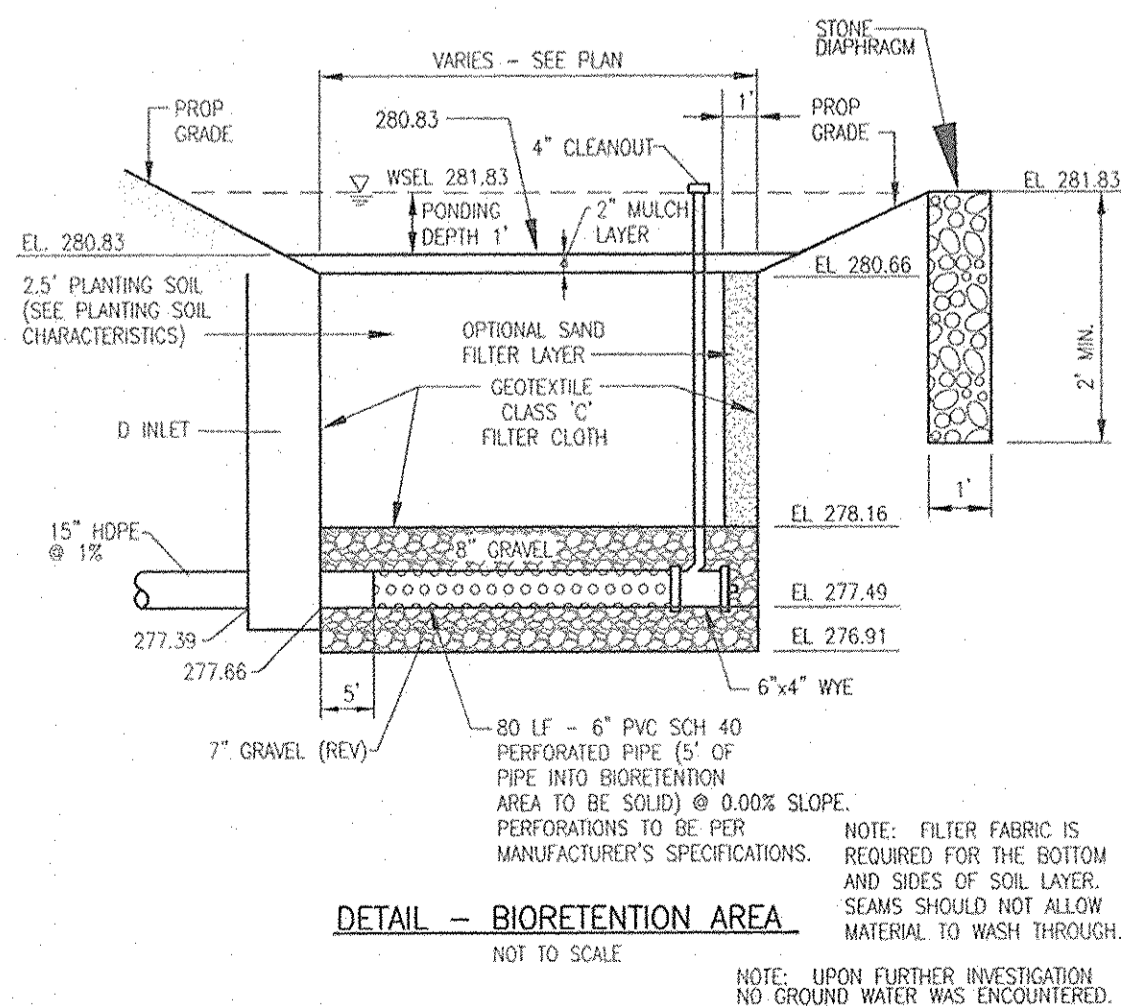
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT SHALL BE FULFILLED BY THE ON SITE RETENTION OF 0.29 ACRES. SURETY IN THE AMOUNT OF \$2,526.48, AND PAYMENT OF FEE IN LIEU FOR THE REMAINING 0.31 ACRES OBLIGATION, IN THE AMOUNT OF \$10,127.70, SHALL BE PAID TO THE FOREST CONSERVATION FUND UNDER THE FINAL PLAN FOR THIS PROJECT.
- PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL. FINANCIAL SURETY FOR 9 SHADE TREES, AND 5 EVERGREEN TREES, IN THE AMOUNT OF \$3,450.00 SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT UNDER THE FINAL PLAN FOR THIS PROJECT.



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTION SIGNAGE SHOULD BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

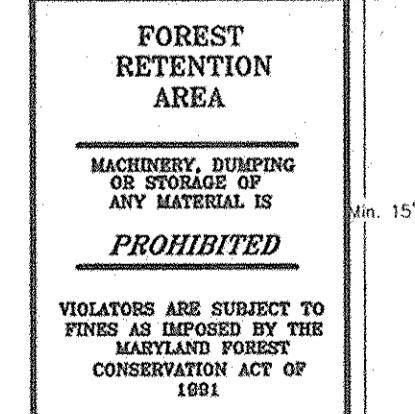
BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL

NTS



NOTE: FILTER FABRIC IS REQUIRED FOR THE BOTTOM AND SIDES OF SOIL LAYER. PERFORATIONS TO BE PER MANUFACTURER'S SPECIFICATIONS. SEAMS SHOULD NOT ALLOW MATERIAL TO WASH THROUGH.

NOTE: UPON FURTHER INVESTIGATION NO GROUND WATER WAS ENCOUNTERED.

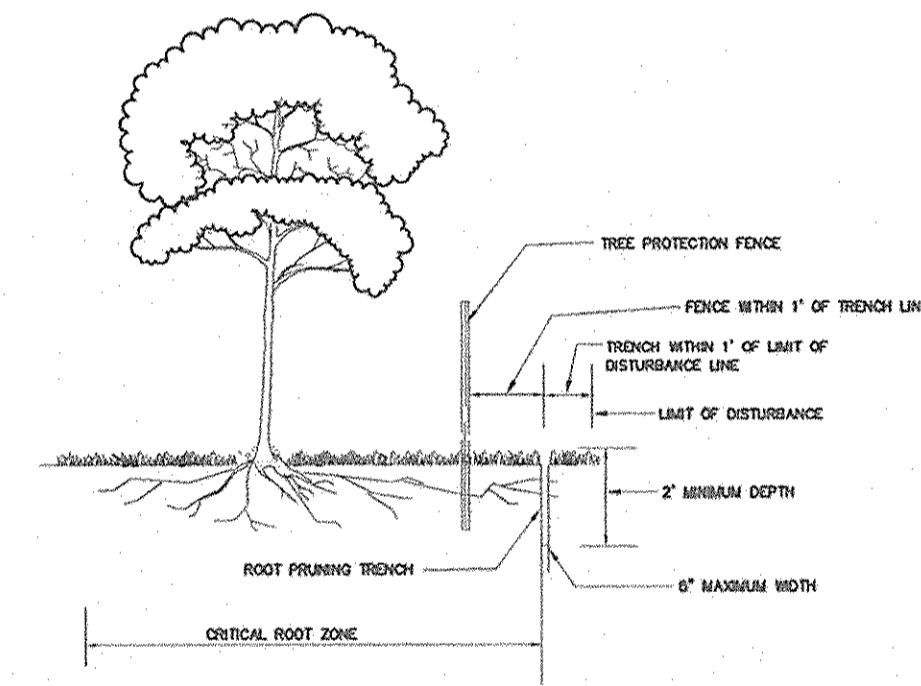
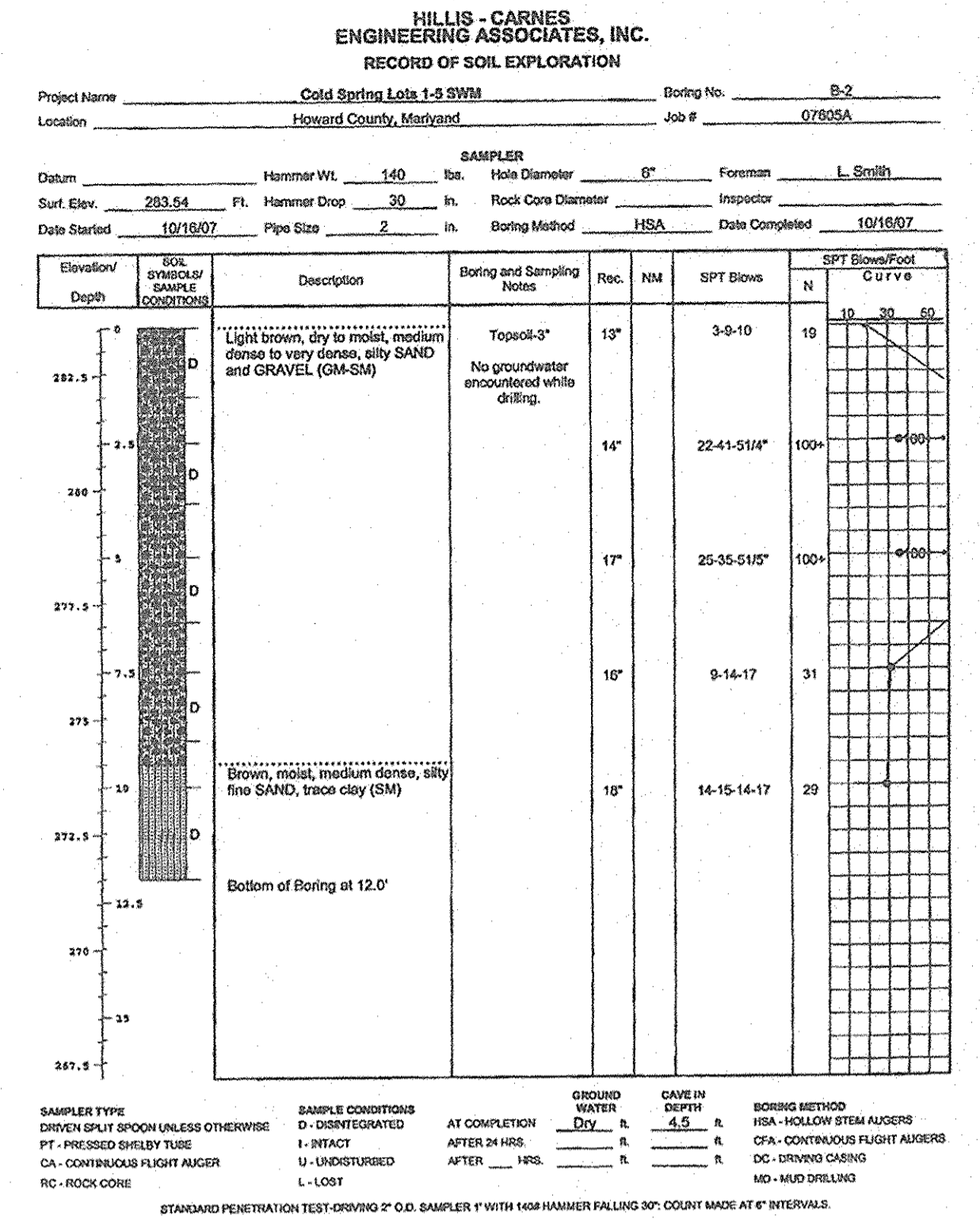
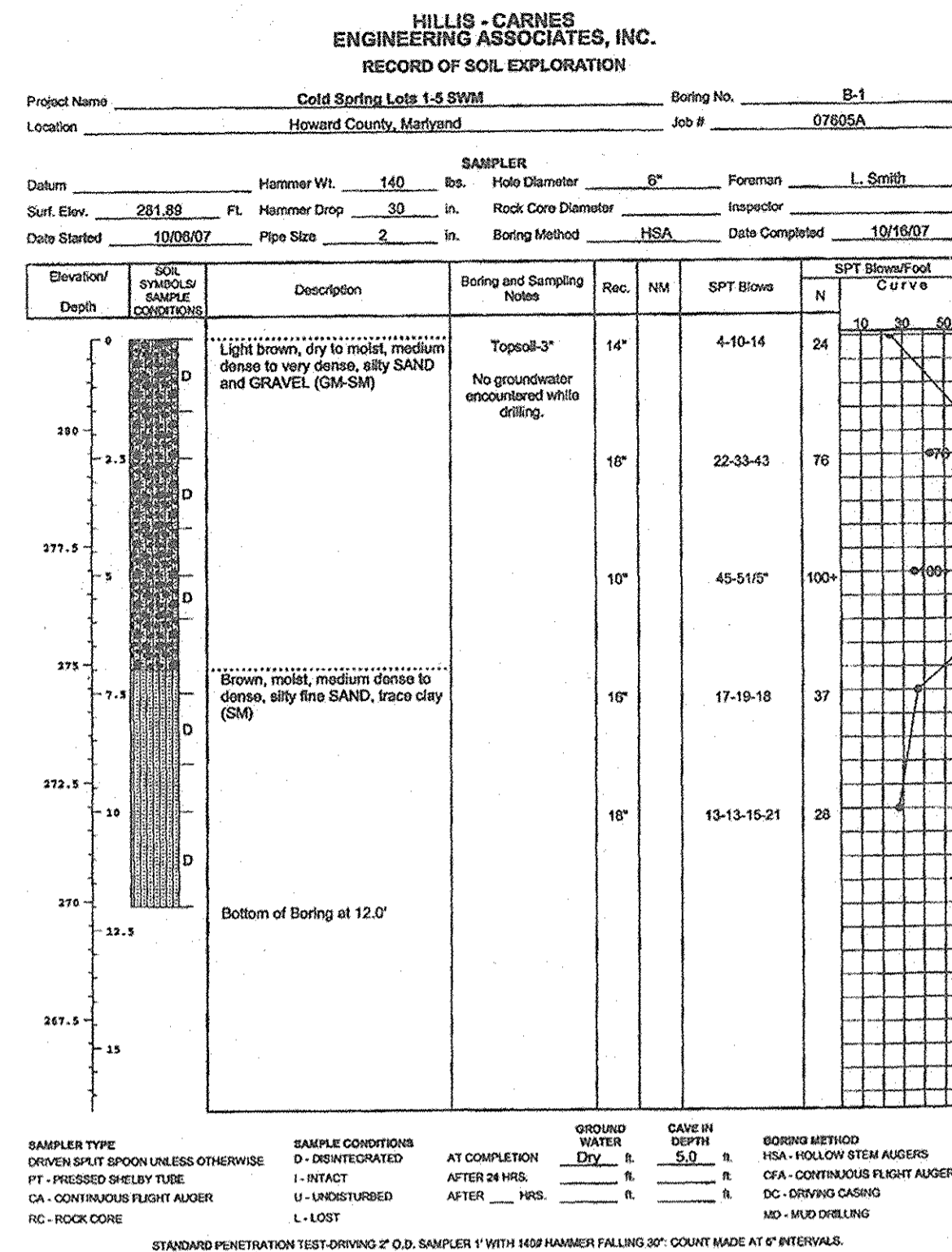


RETENTION PROTECTION SIGNAGE

NTS

- NOTES:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

JOHN CANOLES
DNR QUALIFIED PROFESSIONAL



- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED AND/OR FENCED PRIOR TREENCHING.
3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING

NTS

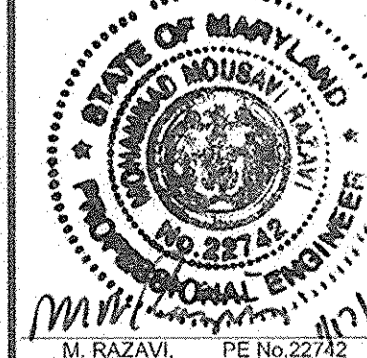
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE

OWNER/DEVELOPER
MICHAEL L. PFAU
TRINITY QUALITY HOMES INC.
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

PROFESSIONAL CERTIFICATION

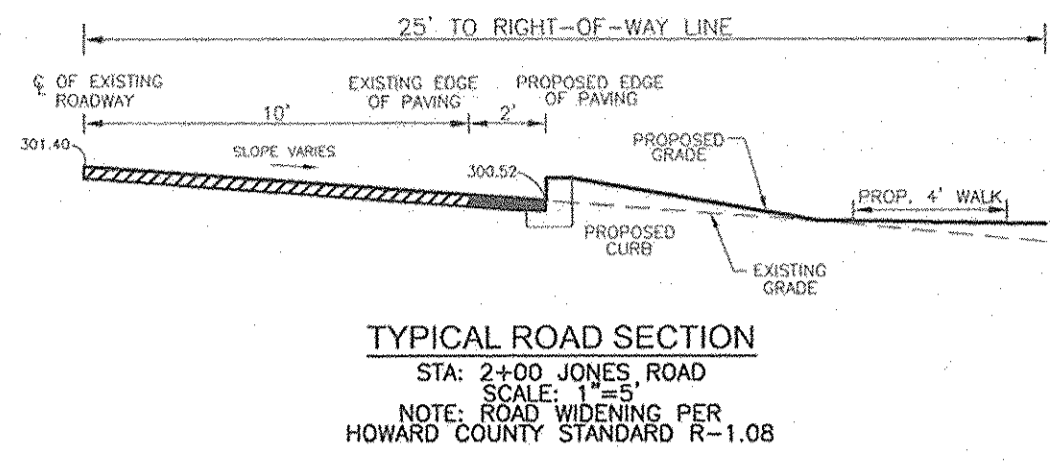
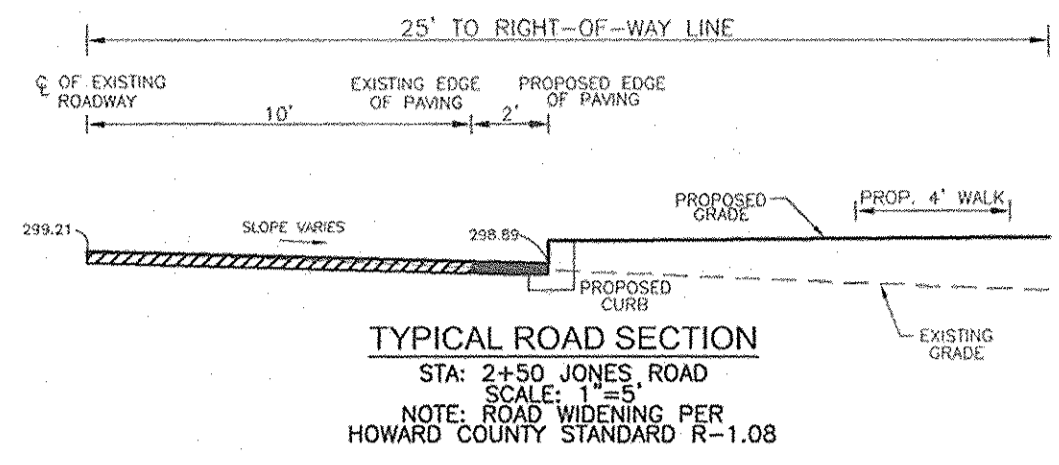
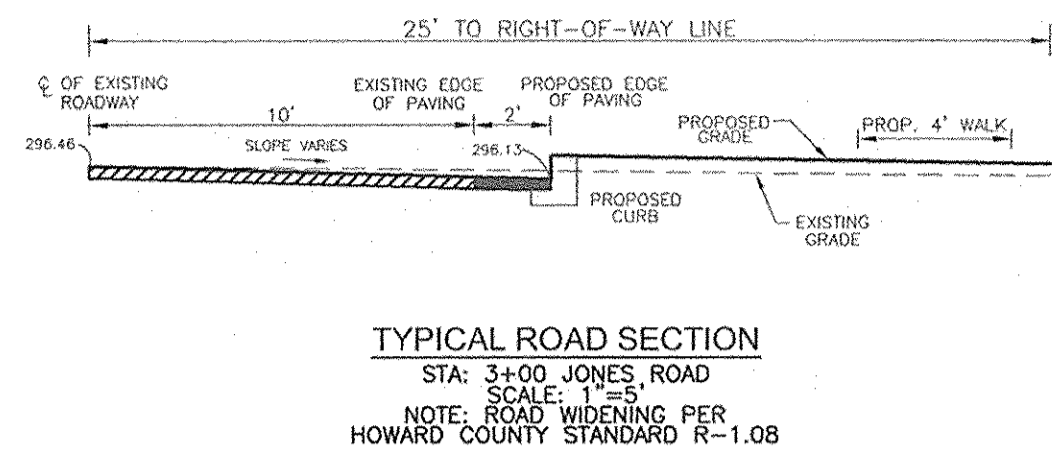
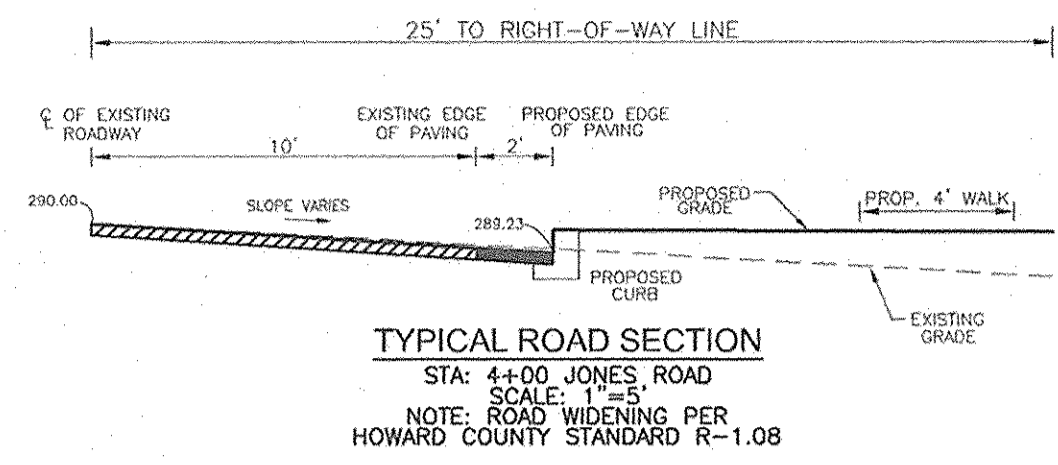
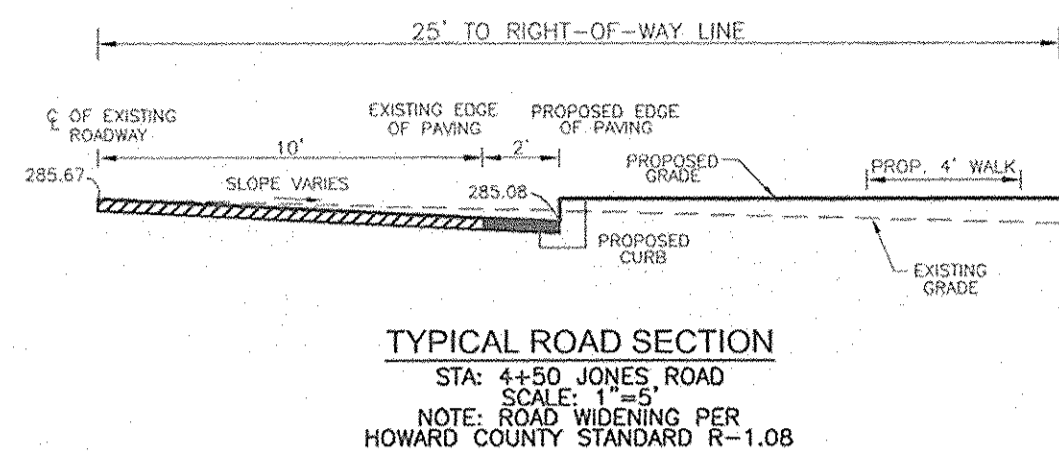
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22742 EXPIRATION DATE: JUNE 2008.



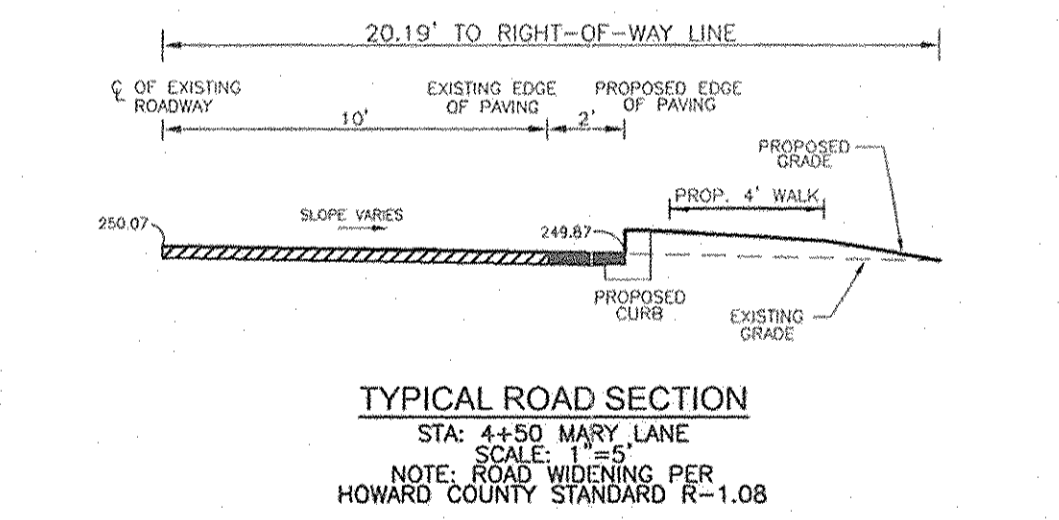
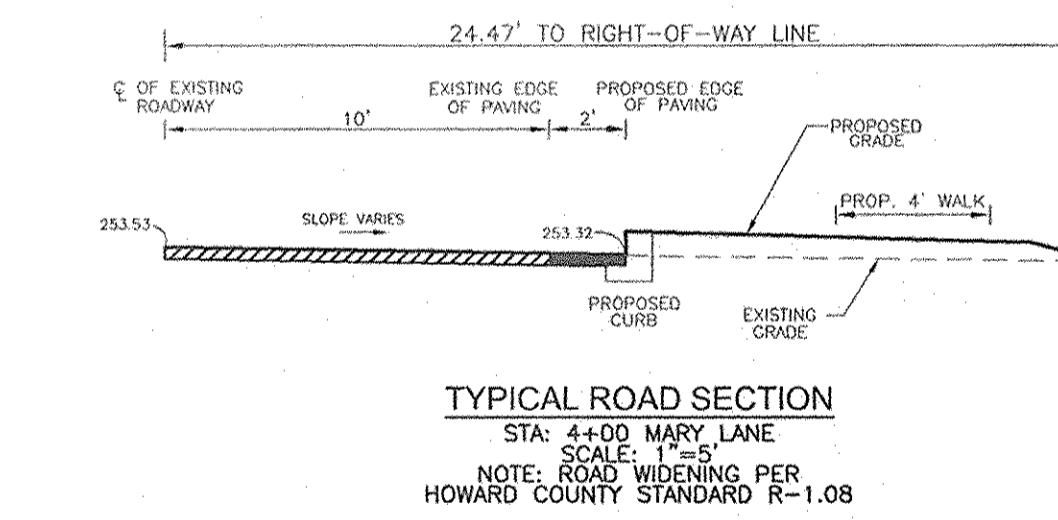
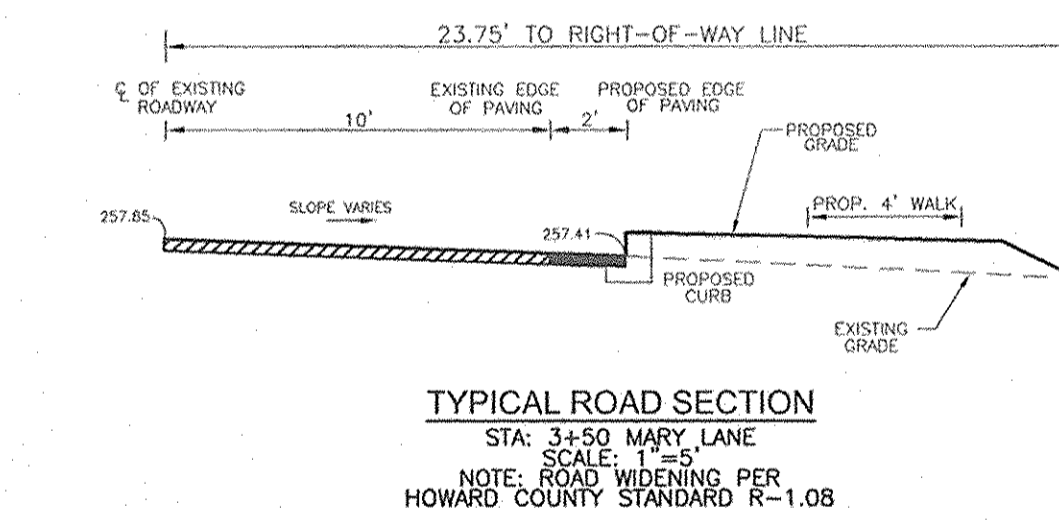
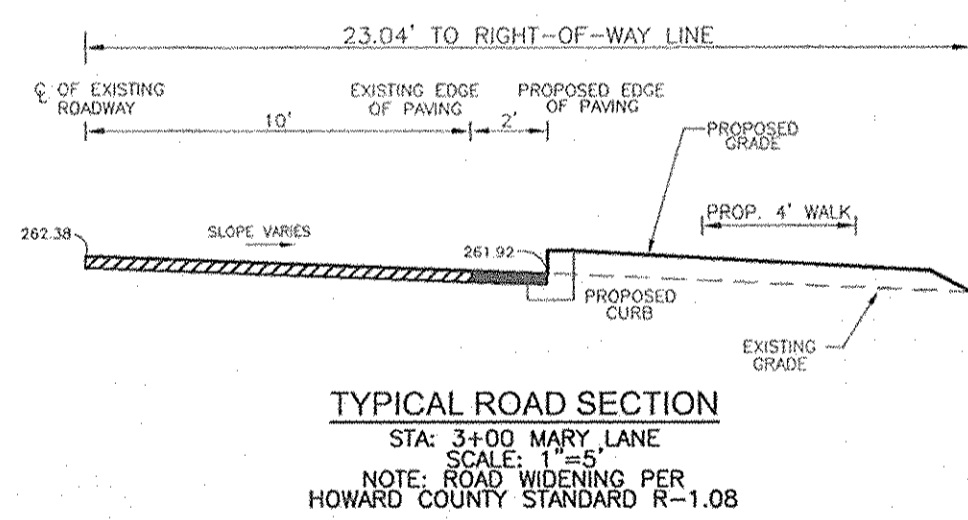
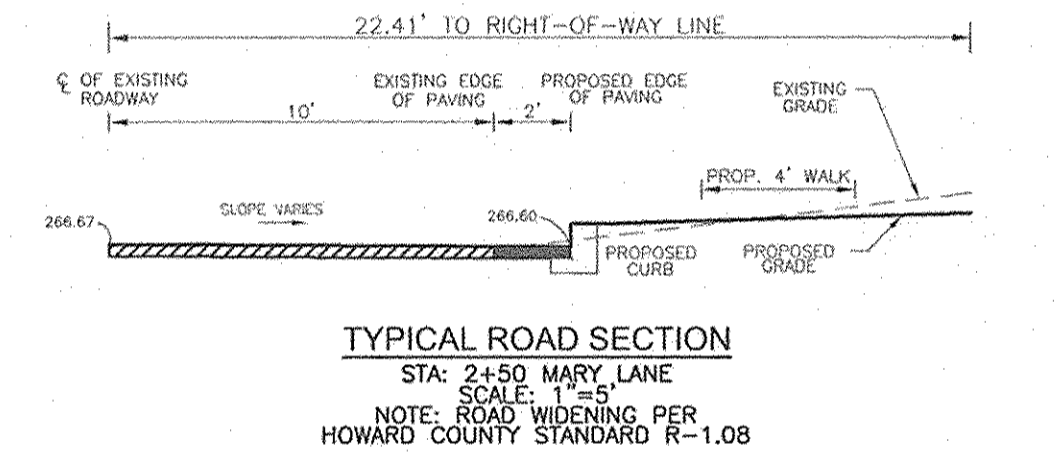
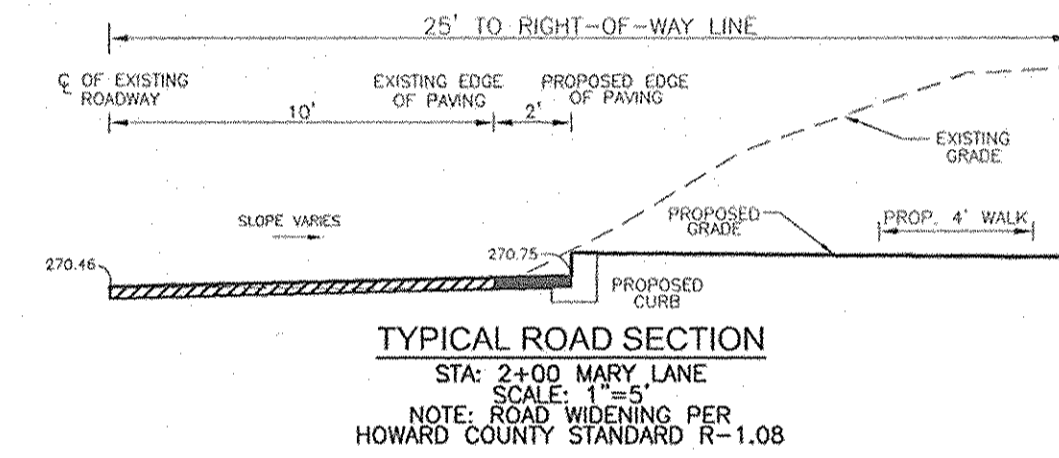
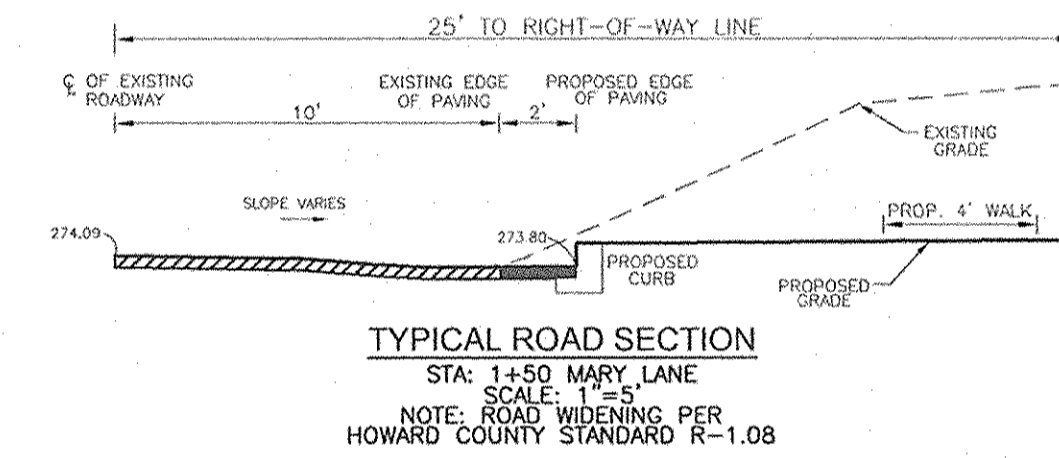
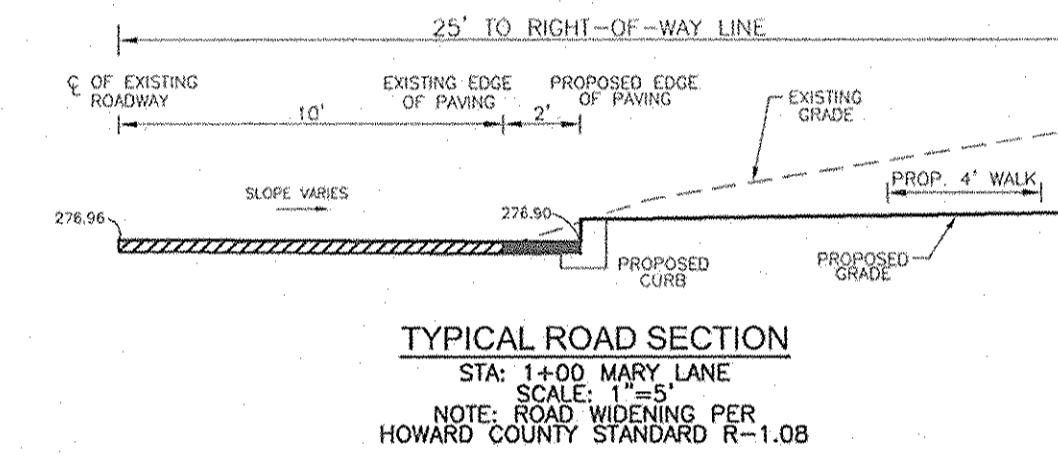
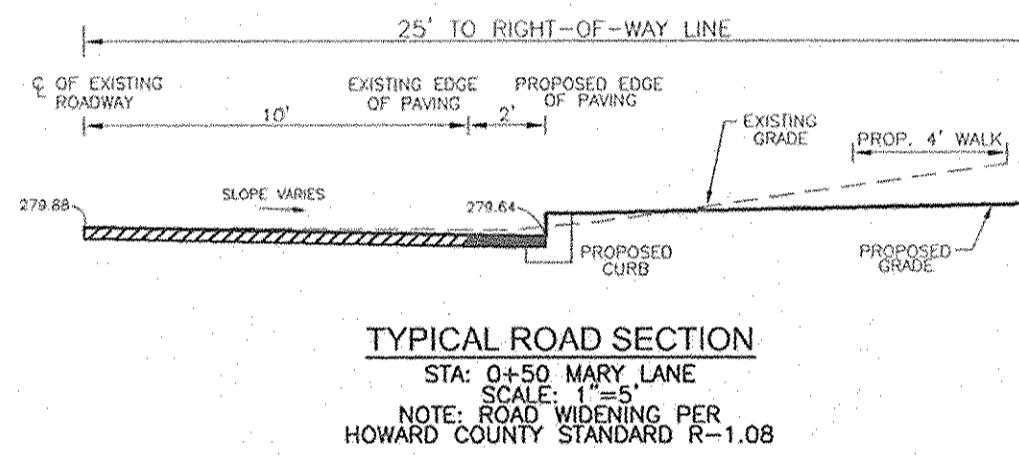
DESIGN BY: MR
DRAWN BY: JMR
CHECKED BY: MR
DATE: AUGUST 2007
SCALE: AS SHOWN
W.O. NO.: 06-14

5 SHEET OF 7

JONES ROAD - CROSS SECTIONS



MARY LANE - CROSS SECTIONS



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank L. Boyle
 PLANNING DIRECTOR
 DATE

PROFESSIONAL CERTIFICATION

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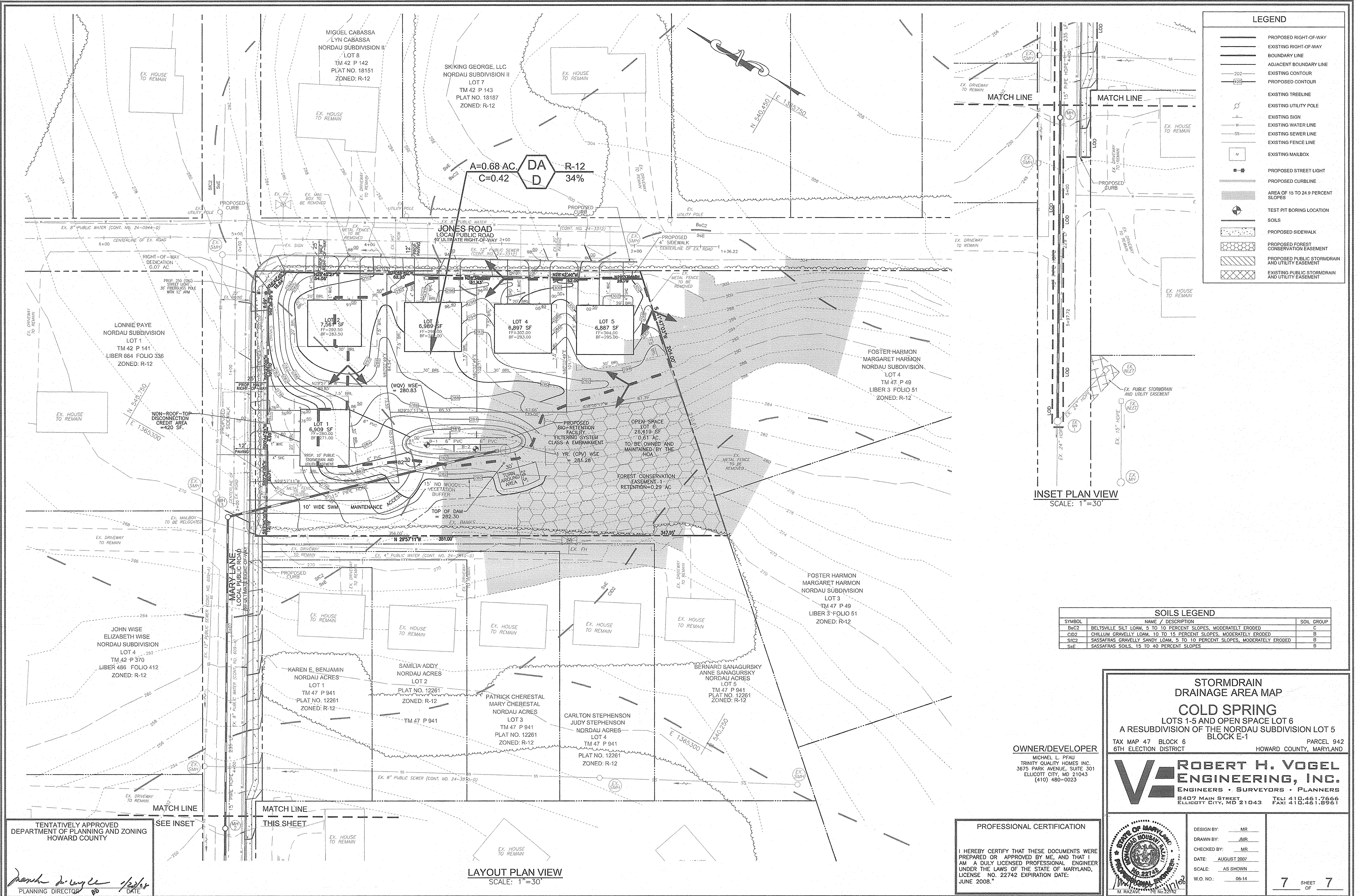
DETAILS SHEET
COLD SPRING
 LOTS 1-5 AND OPEN SPACE LOT 6
 A RESUBDIVISION OF THE NORDAU SUBDIVISION LOT 5
 TAX MAP 47 BLOCK 6 PARCEL 942
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: MR.
 DRAWN BY: JMR
 CHECKED BY: MR.
 DATE: AUGUST 2007
 SCALE: AS SHOWN
 W.O. NO.: 06-14

6 SHEET OF 7



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FENCE LINE
- EXISTING MAILBOX
- PROPOSED STREET LIGHT
- PROPOSED CURBLINE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- TEST PIT BORING LOCATION
- SOILS
- PROPOSED SIDEWALK
- CONSERVED EASEMENT
- PROPOSED PUBLIC STORMDRAIN AND UTILITY EASEMENT
- EXISTING PUBLIC STORMDRAIN AND UTILITY EASEMENT

INSET PLAN VIEW
SCALE: 1"=30'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BcC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
ChD2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SicC	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SsE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

STORMDRAIN DRAINAGE AREA MAP
COLD SPRING
LOTS 1-5 AND OPEN SPACE LOT 6
A RESUBDIVISION OF THE NORDAU SUBDIVISION LOT 5
BLOCK E-1

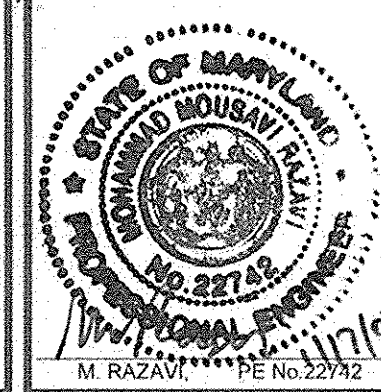
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6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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W.O. NO.: 06-14

7 SHEET OF 7

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David Dwyer
PLANNING DIRECTOR
DATE

LAYOUT PLAN VIEW
SCALE: 1"=30'