

VICINITY MAP
SCALE: 1"=2000'

SITE INFORMATION

TAX MAP 41 PARCEL 179
ELECTION DISTRICT: 5TH
PRESENT ZONING: R-20
PROPOSED ZONING: R-20
LOTS 1-3, F-05-11: 1.86 AC
BUILDABLE BULK PARCEL A, F-05-11: 26.84 AC
GROSS PROPERTY AREA: 28.70 AC
FLOODPLAIN AREA: 13.71 AC
AREA OF STEEP SLOPES: 1.38 AC
NET PROPERTY AREA: 13.61 AC (28.70-13.71-1.38)
TOTAL NUMBER OF UNITS PROPOSED: 21
RECREATION OPEN SPACE REQUIRED: 4,200 SF
RECREATION OPEN SPACE PROVIDED: 4,290 SF
OPEN SPACE REQUIRED (40%): 11.48 AC
CREDITED OPEN SPACE PROVIDED: 19.24 AC
NON-CREDITED OPEN SPACE PROVIDED: 0.41 AC
AREA OF PROPOSED LOTS: 6.17 AC
AREA OF ROAD: 1.02 AC

JOHNS HOPKINS UNIVERSITY
APPLIED PHYSICS LABORATORY
TAX MAP 41 PARCEL 289
ZONED: PEC
L 400 F 625

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
TAX MAP 41 PARCEL 54
ZONED: R-20
NO DEED LISTED

GENERAL NOTES

- THIS PROJECT IS LOCATED IN THE RIVERSIDE COMMUNITY.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEYS, FEBRUARY 2003.
- PROPERTY LINES ARE BASED ON A BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, MAY 2003.
- ALL PROPOSED PAVING SHALL MEET OR EXCEED ALL HOWARD COUNTY MINIMUM REQUIREMENTS.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY A POCKET POND (P-5) AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER CONTRACT NO. 34-1101-D.
- STREET TREES AND LANDSCAPING WILL BE PROVIDED FOR THIS PROJECT.
- THE EXISTING HOUSE LOCATED ON PROPOSED LOT 21 WILL BE REMOVED AND ITS EXISTING DRIVEWAY WILL BE UTILIZED TO ACCESS PROPOSED LOTS 21-23.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PROJECT WILL BE A RESUBDIVISION OF EXISTING BULK PARCEL 'A' WHICH IS TO BE CREATED AS PART OF F-05-11.
- FLOODPLAIN SHOWN ON SITE IS BASED ON A STUDY PREPARED BY HOWARD COUNTY DATED JULY 2003 AND APPROVED UNDER F-05-11.
- A WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED 1/20/04 FOR THE SUBJECT PROPERTY AND APPROVED UNDER F-05-11.
- A TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP, DATED JUNE 2004.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 2004.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER 2004.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON 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.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES, F-05-11, WP-04-69, BA-03-67C, BA-82-40E, BA-891C, BA-952C, SDP-78-16, SDP-83-91 AND VP-75-05.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- NOISE MITIGATION IS REQUIRED FOR THE DEVELOPMENT OF THIS PROPERTY AND WILL BE SHOWN AT THE PRELIMINARY PLAN SUBMISSION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS OR REQUIRED BUFFERS EXCEPT AS PERMITTED PER WP-05-87.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/05 PER COUNCIL BILL 75-2003.
- ALL EXISTING STRUCTURES AND ANY EXISTING PAVING NOT BEING UTILIZED BY THE PROPOSED DEVELOPMENT ON SITE WILL BE REMOVED.
- ADDRESS SIGNAGE FOR THE FLAG LOTS WILL BE PROVIDED AND DETAILED AT SITE DEVELOPMENT PLAN.
- WP-05-87, TO WAIVE SECTION 16.116(b)(2) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING DISTURBANCES WITHIN THE INTERMITTENT STREAM AND 50' STREAM BUFFER FOR THE USE OF AN EXISTING 18' WIDE PAVED DRIVEWAY TO ACCOMMODATE A USE-IN-COMMON DRIVEWAY TO SERVE LOTS 18 THRU 23 AND OPEN SPACE LOTS 27 AND 28; FROM SECTION 16.120(b)(4)(iii) TO ALLOW THE INTERMITTENT STREAM AND 50' STREAM BUFFER TO BE LOCATED WITHIN THE PIPESTEM AREAS OF LOTS 18 THRU 23 FOR RESIDENTIAL LOTS OR PARCEL LESS THAN 10 ACRES IN SIZE; FROM SECTION 16.121(a)(1) WHICH REQUIRES THAT OPEN SPACE LOTS 27 AND 28 BE PROVIDED WITH THE MINIMUM 40' OF PUBLIC ROAD FRONTAGE AND FROM SECTIONS 16.121(a)(2)(ii) AND 16.120(b)(4)(iv) WHICH REQUIRES THAT RESIDENTIAL LOTS NOT BE ENCUMBERED BY ACCESS EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES OR OPEN SPACE, EXCEPT PER SECTION 16.121(a) OF THE SUBDIVISION REGULATIONS TO ALLOW SWM ACCESS FOR OPEN SPACE LOT 28 BY WAY OF THE PROPOSED USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 18 THRU 23, WAS APPROVED MARCH 17, 2005 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE WAIVER PETITION APPROVAL PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE INTERMITTENT STREAM AND 50' STREAM BUFFER FOR USE OF THE EXISTING 18' WIDE PAVED DRIVEWAY AND ANY MINIMAL IMPROVEMENTS AND/OR GRADING ASSOCIATED WITH THE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 18 THRU 23 AND OPEN SPACE LOTS 27 AND 28 AS SHOWN ON THE WAIVER PETITION PLAN EXHIBIT AND S-05-06. THE LIMIT OF DISTURBANCE LOCATED WITHIN THE INTERMITTENT STREAM AND 50' BUFFER SHALL BE THE MINIMUM NECESSARY TO ACCOMMODATE ANY NECESSARY OR REQUIRED WIDENING IMPROVEMENTS OR GRADING ASSOCIATED WITH THE USE OF THE EXISTING DRIVEWAY TO FUNCTION AS THE USE-IN-COMMON DRIVEWAY TO SERVE LOTS 18 THRU 23 AND OPEN SPACE LOTS 27 AND 28.
 - THE DEVELOPER SHALL INSTALL BOLLARD MARKERS OR SOME OTHER FORM OF SIGNS AS SPECIFIED BY THE DEPARTMENT OF RECREATION AND PARKS ALONG THE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 18 THRU 23 AND OPEN SPACE LOTS 27 AND 28 TO CLEARLY IDENTIFY PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO THE OPEN SPACE LOTS AND THE SWM FACILITY.
 - THE USE-IN-COMMON DRIVEWAY ACCESS MAINTENANCE AGREEMENT FOR LOTS 18 THRU 23 AND OPEN SPACE LOTS 27 AND 28 SHALL NOT REQUIRE THE COUNTY TO PARTICIPATE IN THE MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY SINCE THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS HAS REQUESTED DEDICATION OF OPEN SPACE LOT 27 TO THE COUNTY.

PLAN
SCALE: 1"=100'

LEGEND

- 200 --- EXISTING 2 FT CONTOUR
- 100 --- EXISTING 10 FT CONTOUR
- --- EXISTING TREELINE
- WETLANDS
- EXISTING 100 YEAR FLOODPLAIN
- RECREATIONAL OPEN SPACE
- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- USE-IN-COMMON ACCESS EASEMENT
- AREA OF 15 TO 24 9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- NON-CREDITED OPEN SPACE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Cs	COMUS SILT LOAM	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
DeB2	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
EkD2	ELIOAK SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GD2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
Hg	HATBORO SILT LOAM	D
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ME	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B

PAGE 24 OF THE HOWARD COUNTY SOIL SURVEY

PLANNING AND ZONING OF HOWARD COUNTY

James J. Long
PLANNING DIRECTOR 4/18/05

OWNERS

TRUSTEES OF STATE BOARD OF CHURCH OF GOD
7340 LONG VIEW ROAD
COLUMBIA, MD 21044
410-531-5351

DEVELOPER:

HEARTHSTONE AT RIVERSIDE, L.L.C.
C/O DONALD REUER
8000 MAIN STREET
ELlicott CITY, MARYLAND 21043
(410) 480-9105

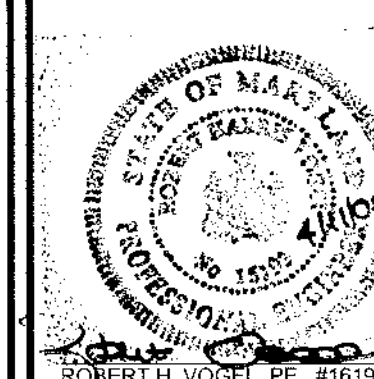
SKETCH PLAN

HEARTHSTONE AT RIVERSIDE
SINGLE FAMILY LOTS 4-24 AND OPEN SPACE LOTS 25-29
(A RESUBDIVISION OF BULK PARCEL 'A')

TAX MAP 41 GRID 11
5TH ELECTION DISTRICT

PARCEL 179
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
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ELlicott CITY, MD 21043
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DESIGN BY: LJT
DRAWN BY: LJT
CHECKED BY: RHV
DATE: FEB. 3, 2005
SCALE: 1"=100'
W.O. NO.: 03-29

1 SHEET OF 1