



**LEGEND**

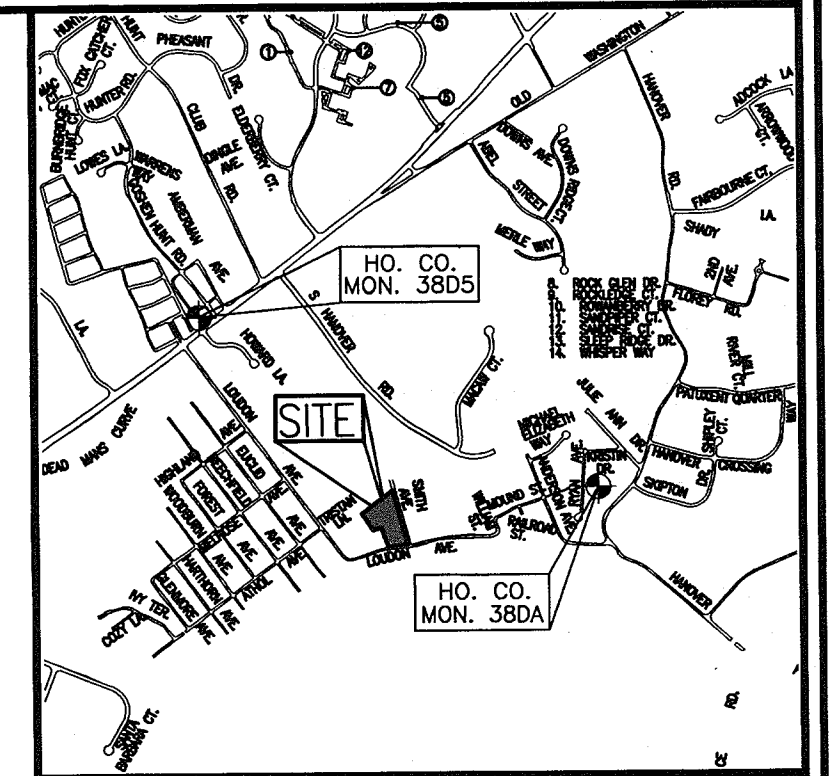
---	EXISTING 2 FT CONTOUR
- - -	EXISTING 10 FT CONTOUR
~ ~ ~	EXISTING TREELINE
○	PROPOSED STREET LIGHT

**BENCHMARKS**

NO.	NORTHING	EASTING
38DA	556796.292	1390721.486
38D5	558378.575	1386524.158

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	9,009 SF	297 SF	8,712 SF
5	8,800 SF	389 SF	8,411 SF
6	9,040 SF	633 SF	8,407 SF
7	9,003 SF	533 SF	8,470 SF



VICINITY MAP  
SCALE 1"=2000'

**SITE DATA**

LOCATION: TAX MAP 38, GRID 14, PARCEL 215  
 EXISTING ZONING: R-12  
 GROSS AREA OF PARCEL: 3.22 AC.  
 AREA OF PROPOSED RIGHT-OF-WAY: 2,088 SF  
 AREA OF 100-YR FLOODPLAIN: N/A  
 AREA OF STEEP SLOPES: N/A  
 NET AREA OF PROJECT: 3.22 AC.  
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 9  
 AREA OF PROPOSED RESIDENTIAL LOTS: 1.79 AC. (78,178 SF)  
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8,404 SF - LOT 2  
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 10)  
 AREA OF OPEN SPACE REQUIRED: 0.97 AC. (3.22 x 30%)  
 AREA OF CREDITED OPEN SPACE PROVIDED: 0.97 AC. OR 30% (42,302 SF)  
 AREA OF NON-CREDITED OPEN SPACE: 0.00 AC.  
 TOTAL AREA OF OPEN SPACE: 0.97 AC.

**GENERAL NOTES**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: L. 9363/F. 299
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHICAL SURVEY.
- WATER FOR THIS PROJECT WILL BE PUBLIC AND IS PROVIDED BY CONTRACT NO. 2-W. SEWER FOR THIS PROJECT WILL BE PUBLIC AND IS PROVIDED BY CONTRACT NO. 349-S.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WQV AND REV ARE TO BE PROVIDED BY A POCKET POND (P-5). 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.
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE.
- NO 100-YR FLOODPLAIN IS LOCATED ON-SITE.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2005. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED SEPTEMBER 2005.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED AND SHALL BE COMPLIED WITH FOR THIS DEVELOPMENT.
- 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/CEMETERY LOCATIONS ON-SITE.
- ALL EXISTING STRUCTURES ON-SITE ARE TO BE REMOVED.
- OPEN SPACE LOT 10 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- A NOISE STUDY HAS BEEN PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2005.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE FEBRUARY 2, 2004 ZONING REGULATIONS.
- THIS SITE IS LOCATED WITHIN THE BWI FOUR MILE HEIGHT RESTRICTION ZONE REQUIRING APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION FOR NEW HOUSE CONSTRUCTION AND FOR STORMWATER MANAGEMENT DESIGN. AN APPROVAL LETTER FROM THE MAA WILL BE PROVIDED WITH THE FINAL PLANS AND SITE DEVELOPMENT PLAN.
- NOISE MITIGATION TO BE PROVIDED WITH PRELIMINARY PLAN SUBMISSION.
- FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY ONSITE REFORESTATION AND FEE-IN-LEIU. THE METHODS OF MEETING FOREST CONSERVATION OBLIGATIONS WILL BE DETERMINED AT PRELIMINARY PLAN STAGE.
- SIDEWALKS, STREET TREES AND STREET LIGHTS WILL PROVIDED IN ACCORDANCE WITH THE ROUTE 1 MANUAL.
- AN ADDRESS SIGN WILL BE PROVIDED AT THE INTERSECTION OF THE DRIVEWAY AND STREET FOR THE USE-IN-COMMON DRIVEWAY AND IDENTIFY ALL HOUSES ACCESSED FROM THE DRIVEWAY. ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE BUREAU OF LIFE SAFETY'S SPECIFICATIONS.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
BeD2	BELTSVILLE SILT LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	C

PAGE 31 OF THE HOWARD COUNTY SOIL SURVEY

**SKETCH PLAN  
EAGLE VALLEY  
LOTS 1-9 AND OPEN SPACE LOT 10**

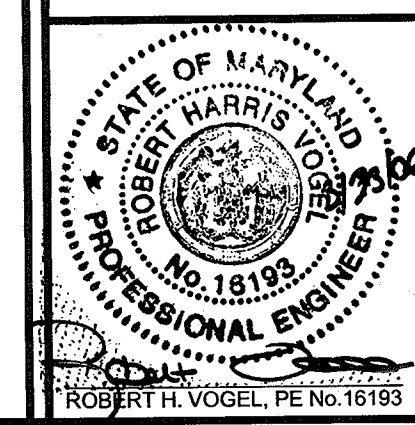
TAX MAP 38 GRID 14 PARCEL 215  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.461.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.8991

DESIGN BY:	LJT
DRAWN BY:	LJT
CHECKED BY:	RHV
DATE:	MARCH 23, 2006
SCALE:	1"=50'
W.O. NO.:	05-61.00

1 SHEET OF 1

OWNER/DEVELOPER  
 MICHAEL L. PFUJ  
 3675 PARK AVENUE  
 ELLICOTT CITY, MD 21043



TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 [Signature] 3/29/06  
 PLANNING DIRECTOR

PLAN  
SCALE 1"=50'