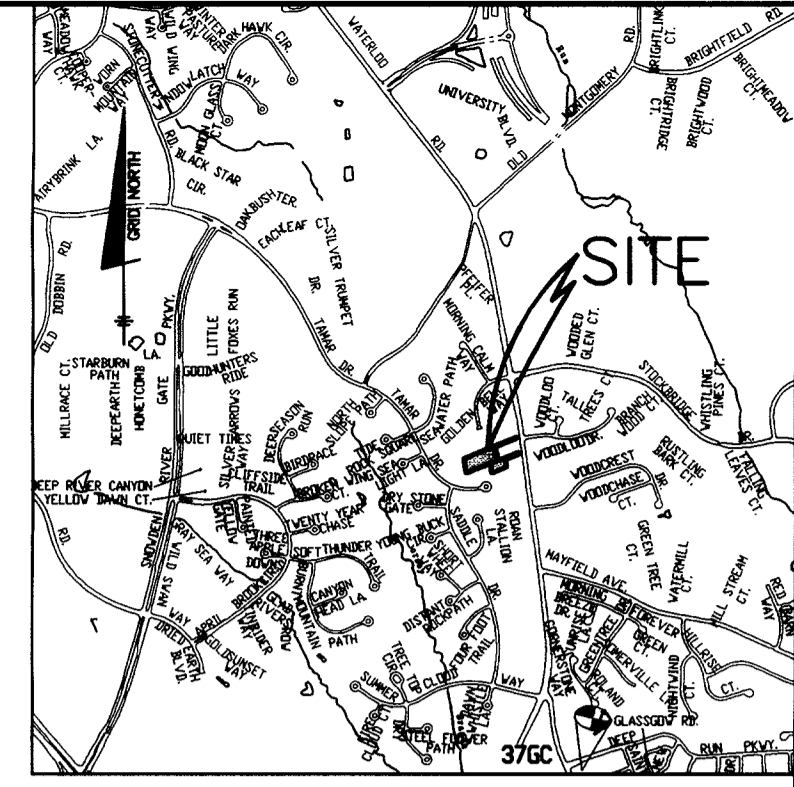


BENCH MARKS

HO. CO. #0048 (NAD '83) ELEV. 348.036'
 STANDARD DISC ON CONCRETE MONUMENT BEING 10.3' OFF CENTER LINE OF MAYFIELD RD. AND 5.3' NORTHWEST OF BG&E POLL NO. 254857
 N 557526.346' E 1370661.99'

HO. CO. #3744 (NAD '83) ELEV. 437.276'
 STANDARD DISC ON CONCRETE MONUMENT BEING 23.0' OFF THE NORTH EAST CURB OF ROUTE 108/WATERLOO ROAD EAST OF GOLDFINCH COURT AND 19.8' FROM THE NORTHEAST CORNER OF THE END OF THE SIDEWALK
 N 563835.911' E 1367971.65'



SITE DATA TABULATION

- 1) GENERAL SITE DATA
- a. PRESENT ZONING: R-12
 - b. APPLICABLE DPZ FILE REFERENCES: -
 - c. DEED REF. PARCEL 960 - 1148/255
 - d. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
- a. TOTAL AREA OF SITE: 4.73 AC.±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.): 0 AC.±
 - c. AREA OF STEEP SLOPES (15% OR GREATER): 0 AC.±
 - d. NET AREA OF SITE: 4.73 AC.±
 - e. AREA OF THIS PLAN SUBMISSION: 4.73 AC.±
 - f. AREA OF PROPOSED UNITS: 2.73 AC.±
 - g. AREA OF PROPOSED OPEN SPACE LOTS: 1.42 AC.±
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.42 AC.±
 - i. AREA OF NONBUILDABLE LOTS: 0.11 AC.±
- 3) LOT TABULATION
- a. ALLOWABLE RESIDENTIAL LOT YIELD: NA
 - b. TOTAL NUMBER OF RESIDENTIAL UNITS: 13
 - c. TOTAL NUMBER OF OPEN SPACE LOTS: 1
 - d. TOTAL NUMBER OF NONBUILDABLE LOTS: 1
 - e. OPEN SPACE DATA
- a. MINIMUM RESIDENTIAL LOT SIZE: 8,400 SF
 - b. OPEN SPACE REQUIRED (30%): 1.42 AC.
 - c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 1.42 AC.±
 - d. AREA OF RECREATION OPEN SPACE REQUIRED: 2,600 SF
 - e. AREA OF RECREATION OPEN SPACE PROVIDED: 5,153 SF

GENERAL NOTES

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- 3.) TRACT BOUNDARY ESTABLISHED BY DEED AND ADJACENT RECORD PLATS.
- 4.) TOPOGRAPHY TAKEN FROM THE GIS INFORMATION DATED MARCH 1998 AND PURCHASED FROM HOWARD COUNTY.
- 5.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER, 2005.
- 6.) TRAFFIC STUDY PREPARED BY MARS GROUP, INC. DATED OCTOBER, 2005
- 7.) FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES PROFESSIONALS, INC. DATED NOVEMBER, 2005
- 8.) ALL LANDSCAPE REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- 9.) THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT BY METROPOLITAN DISTRICT DECISION NUMBER 2-2006 DATED JANUARY 30, 2006.
- 10.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY A POCKET POND AND NON-STRUCTURAL PRACTICES. THE NON-STRUCTURAL PRACTICES MAY BE LOCATED ON THE OPEN SPACE LOT AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN. THE FACILITY IS TO BE A CLASS 'A' STRUCTURE.
- 11.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 12.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- 13.) STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 14.) THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE. ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. A MORE DETAILED REPORT WILL BE PROVIDED AT PRELIMINARY AND FINAL PLAN STAGE.
- 15.) THERE ARE NO STEEP SLOPES (15%-25% or (25% and GREATER) WITHIN THIS SITE.
- 16.) THERE IS NO FLOODPLAIN ON SITE.
- 17.) SUBJECT PROPERTY ZONED R-12 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- 18.) SIDEWALK WILL BE PROVIDED ALONG THE PROPOSED CUL-DE-SAC IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS SECTION 16.134.
- 19.) THE EXISTING STREAM SHOWN ON THESE PLANS IS CLASSIFIED AS A USE I STREAM.
- 20.) THE 65dB NOISE LINE SHOWN ON THIS PLAN IS APPROXIMATE AND MAY BE REVISED AT A FUTURE PLAN STAGE WHEN MORE ACCURATE TRAFFIC PROJECTIONS ARE OBTAINED FROM THE STATE HIGHWAY ADMINISTRATION. IN THE EVENT THE NOISE LINE IS NOT RELOCATED OR REMOVED AFTER INFORMATION IS RECEIVED FROM SHA, THEN MITIGATION WILL BE PROVIDED AS REQUIRED.
- 21.) THE NONBUILDABLE BULK PARCEL "A" CANNOT BE USED AS OPEN SPACE.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark J. Leight
 PLANNING DIRECTOR

6/21/06
 DATE

PLAN VIEW
 SCALE: 1" = 50'

LEGEND

- SOILS CLASSIFICATION**
 A6C1
- SOILS DELINEATION**
 ---999---
- EXISTING CONTOURS**
 ---999---
- LIMIT OF WETLANDS**
 [Symbol]
- EXISTING WOODS LINE**
 [Symbol]
- PROPOSED WOODS LINE**
 [Symbol]
- EXISTING STRUCTURE**
 [Symbol]
- PROPOSED STRUCTURE**
 [Symbol]

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	9,976 S.F.	872 S.F.	9,104 S.F.
9	9,454 S.F.	904 S.F.	8,550 S.F.
12	11,164 S.F.	2,666 S.F.	8,489 S.F.

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Moen
 g13106

ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

OWNER: CHARLES J. AND BARBARA E. GASTINGER
 6200 WATERLOO RD.
 COLUMBIA, MD 21045

PROJECT: **GASTINGER PROPERTY**

LOCATION: TAX MAP No. 37, GRID No. 14
 PARCEL Nos. 249 & 246
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **SKETCH PLAN**

DATE: JANUARY, 2006 PROJECT NO. 1080

Design: RPS Draft: RPS Check: DAM SCALE: AS SHOWN DRAWING 1 OF 1