

PRELIMINARY EQUIVALENT SKETCH PLAN

RIVERDALE

AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR)
AND SINGLE FAMILY ATTACHED HOUSING (RSA-8)
5th ELECTION DISTRICT, TAX MAPS 35 AND 41,
GRID 23 - PARCELS 44,116 AND 258
HOWARD COUNTY, MARYLAND

SHEET INDEX	
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2	PRELIMINARY EQUIVALENT SKETCH PLAN
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT	DIRECTION
C1	417.83	247.29	96°48'25"	369.87	278.57	S66°04'16"E
C2	179.72	205.00	50°13'51"	174.02	96.10	S22°42'30"E

SITE DATA			
PARCEL "A" AND LOT #1	PARCEL "B" P.O.B.	TOTAL	
GROSS AREA	25.91 AC.	3.42	29.33 AC.
FLOODPLAIN	4.75 AC.	0	4.75 AC.
STEEP SLOPES (1)	2.31 AC.	0	2.31 AC.
NET ACRES	18.85 AC.	3.42 AC.	22.27 AC.
ALLOWABLE UNITS	150	N/A	N/A
PROPOSED UNITS	150	112	262
REQUIRED OPEN SPACE (2)	6.48 AC.	0.68 AC.	7.16 AC.
PROVIDED OPEN SPACE	14.09 AC.	1.43 AC.	15.52 AC.
RED. RECREATION O.S. (400 SF/UNIT)	1.38 AC.	N/A	1.38 AC.
PROVIDED RECREATION OPEN SPACE	2.44 AC.	0	2.44 AC.
REQUIRED FORMAL OPEN SPACE (20%)	1.30 AC.	0.14 AC.	1.44 AC.
PROVIDED FORMAL OPEN SPACE	2.44 AC.	0	2.44 AC.
REQUIRED PARKING (3)	300	112	412
TOTAL GUEST PARKING (0.3/UNIT)	45	34	79
TOTAL PARKING REQUIRED	345	146	491
PROVIDED PARKING	286	112	398
REQUIRED GUEST PARKING	99	126	225
TOTAL PARKING PROVIDED	385	238	623
REQUIRED MINIMUM 10%	15	12	27
PROVIDED MINIMUM 10%	15	12	27

COORDINATE TABLE		
POINT	NORTH	EAST
1	554069.0681	1342531.9124
2	554024.6123	1342825.3953
3	553821.3990	1343149.9303
4	553552.7921	1343389.6037
5	553288.9348	1343480.3019
6	553146.2835	1343337.0705
7	553026.1205	1343282.4367
8	552822.2168	1343240.2118
9	552616.1095	1343360.5440
10	552602.4421	1343368.4509
11	552615.6722	1343206.7222
12	552626.1847	1343107.2481
13	552706.4842	1342824.6406
14	552735.1006	1342637.2385
15	552886.9811	1342391.0357
16	552989.0825	1342225.1325
17	553128.6143	1342157.8527
18	553299.1548	1342231.4545
19	553349.1542	1342417.9775
20	553821.2766	1342337.8999
21	553642.3187	1342345.0718
22	553924.3348	1342441.1286
23	553952.3240	1342454.9993
24	554029.7786	1342503.8776
25	554035.8766	1342506.8108

(1) OUTSIDE FLOODPLAIN
(2) RSA-8 OPEN SPACE = 25% ; P.O.B. OPEN SPACE = 20%
(3) 2 SP FOR RSA-8 UNITS, 1 SPACE FOR POR AGE RESTRICTED UNITS.

UNIVERSAL DESIGN REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING IN HOWARD COUNTY

FOR MULTI-FAMILY APARTMENT OR CONDO DEVELOPMENTS, AN ACCESSIBLE PATH BETWEEN PARKING, DWELLING UNITS, AND COMMON AREAS THAT MEET ADA STANDARDS:

FOR SINGLE FAMILY ATTACHED DEVELOPMENTS, A "NO-STEP" ACCESS TO THE FRONT DOOR ENTRANCE TO ALL DWELLING UNITS AND COMMON BUILDINGS. IF A NO-STEP ENTRANCE IS NOT FEASIBLE, AN ALTERNATE NO-STEP SIDE OR GARAGE ENTRY TO THE FIRST FLOOR MAY BE APPROVED. (A NO-STEP ENTRANCE IS DESIRABLE, BUT NOT REQUIRED AT OTHER ENTRANCES)

36" WIDE FRONT DOOR WITH EXTERIOR LIGHTING AT THE ENTRANCE (EXTERIOR DOORS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE EXTERIOR DOOR); THE ILLUMINATION OF THE EXTERIOR LIGHT SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT. EXCEPTION: LIGHTS THAT ARE CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.)

ALL INTERIOR DOORWAYS AT LEAST 32" CLEAR WIDTH IN THE OPEN POSITION (5/8" DOORS OR 36" IS PREFERABLE).

36" WIDE FULLY ACCESSIBLE ROUTE MUST CONNECT THROUGH OUT THE FIRST FLOOR OF THE DWELLING UNIT. THE MAXIMUM VERTICAL FLOOR LEVEL CHANGE IS 1/2" INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAXIMUM HEIGHT IS 3/4" INCH. (40-42" IS PREFERABLE).

COMPLETE LIVING AREA INCLUDING MASTER BEDROOM & BATH ON FIRST LEVEL (OR ELEVATOR ACCESS IF MULTI-STORY APARTMENTS).

LEVER HANDLES ON EXTERIOR AND INTERIOR DOORS.

CLEAR FLOOR SPACE OF 30"x48" INCHES CENTERED ON THE APPLIANCE OR FIXTURE SHALL BE PROVIDED AT EACH FIXTURE IN THE KITCHEN. FLOOR SPACES CAN OVERLAP. (FAIR HOUSING ACT)

REINFORCED WALLS TO ALLOW FOR THE LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER STALL.

MANEUVERING SPACE WITHIN THE BATHROOM TO PERMIT A PERSON USING A MOBILITY AID TO ENTER THE ROOM, CLOSE AND REOPEN THE DOOR, WITH A CLEAR FLOOR SPACE OF 30"x48" OUTSIDE OF THE DOOR SWING. IN ADDITION A CLEAR FLOOR SPACE OF 30"x48" SHOULD BE PROVIDED AT EACH FIXTURE AND CENTERED ON EACH FIXTURE. THE 30"x48" FLOOR SPACE CAN OVERLAP EACH OTHER. (NOTE: THIS IS A REQUIREMENT IN THE FAIR HOUSING ACT GUIDELINES)

WALL MOUNTED LIGHT SWITCHES, ELECTRICAL OUTLETS, OR ENVIRONMENTAL CONTROL SHALL BE MOUNTED FOR A REACHING RANGE OF WITHIN 15" OF THE FLOOR AND MAXIMUM 48" ABOVE THE FLOOR.

PARKING ANALYSIS

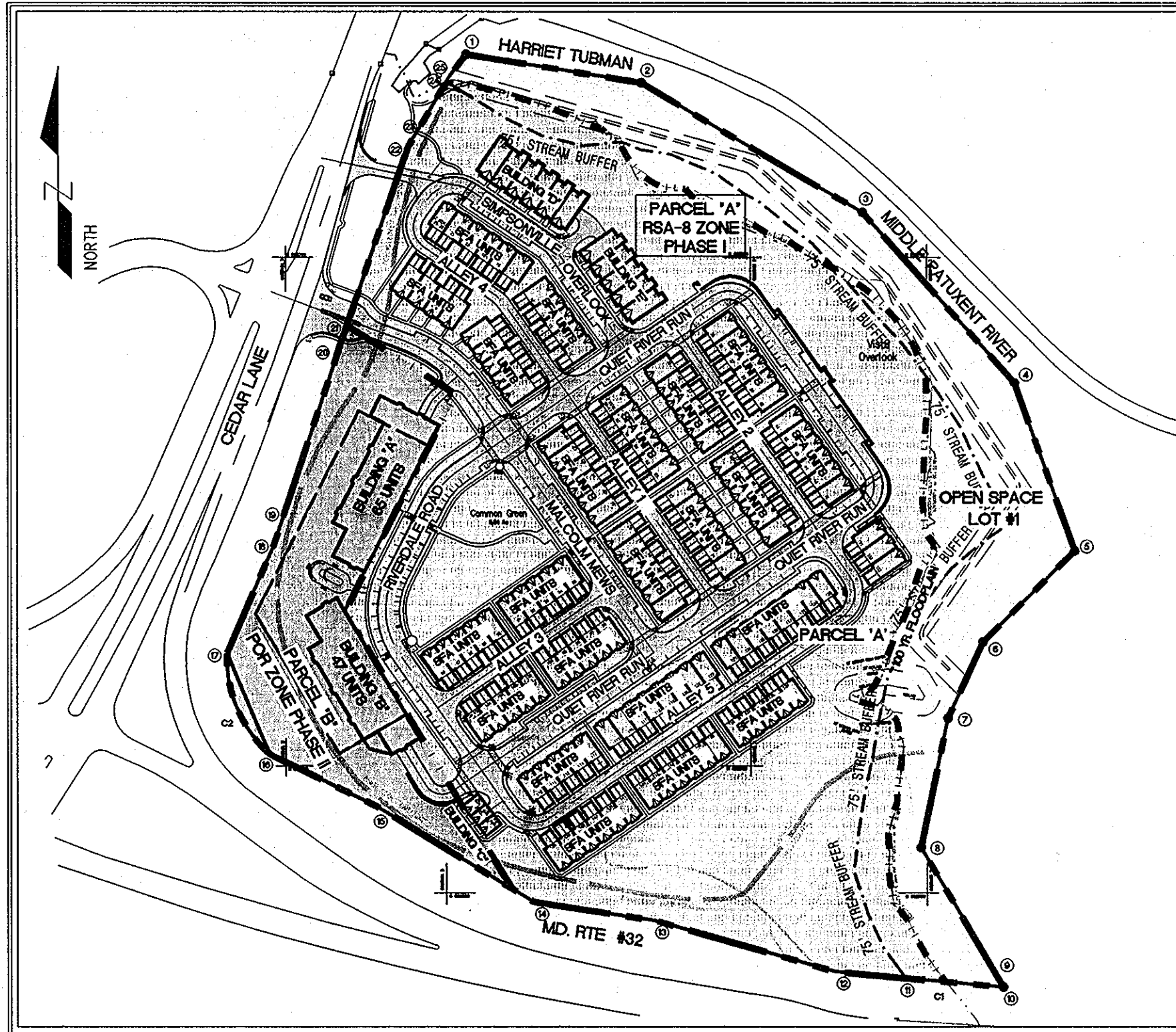
PARKING REQUIREMENTS:

112 APT. UNITS x 1 SP/UNIT (AGE RESTRICTED) =	112 SPACES
136 SINGLE FAMILY ATTACHED x 2 SP/UNIT =	272
14 OVER AND UNDER UNITS x 2 SP/UNIT =	28
GUEST PARKING @ 0.3 SP/UNIT =	262x0.3 = 79
TOTAL PARKING REQUIRED =	481

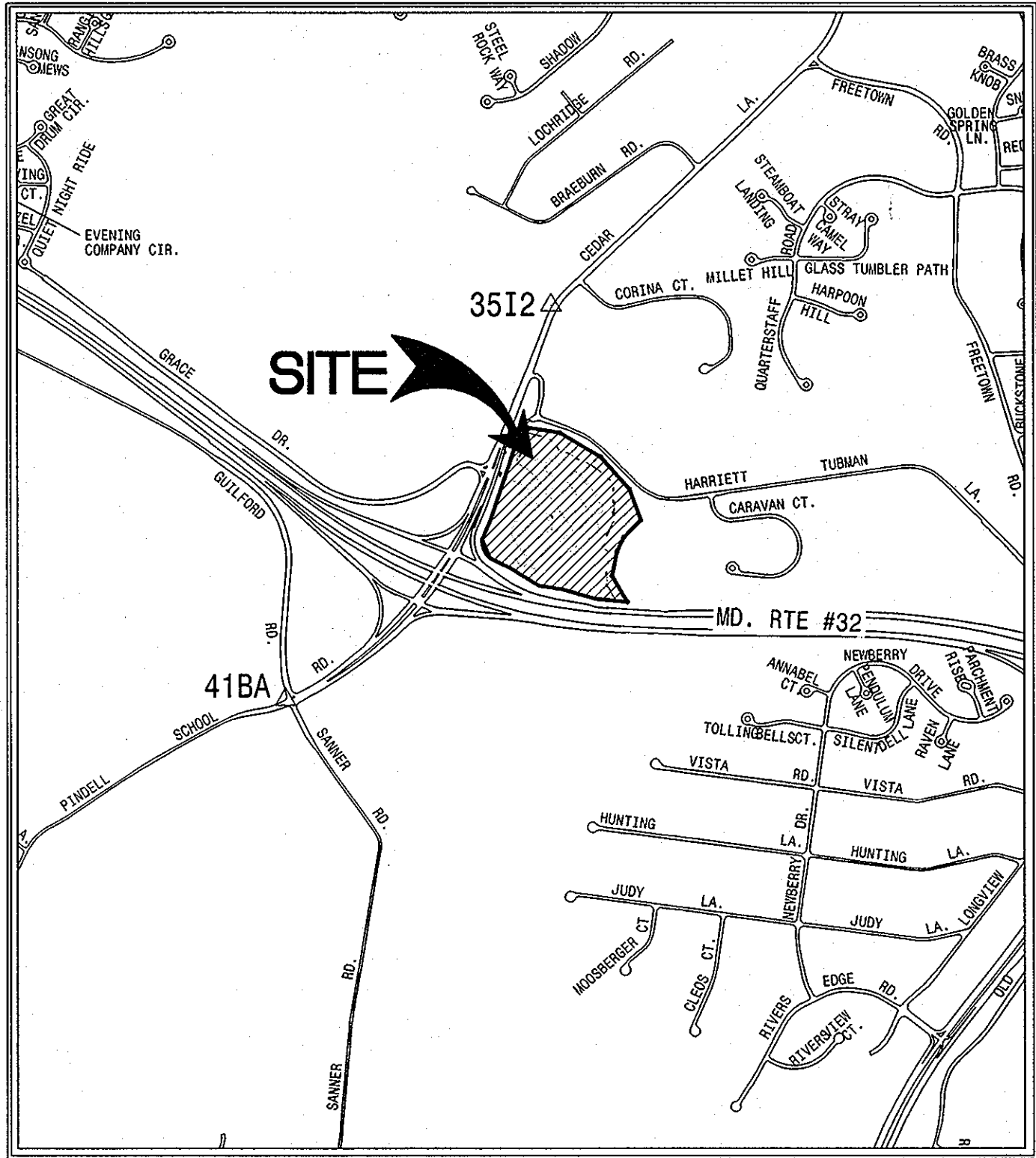
PARKING PROPOSED:

122 VILLAS x 2 SP/UNIT =	244 SPACES (1)
12 MID (OVER/UNDER) UNITS @ 1 SP/UNIT =	12 SPACES (1)
2 VILLAS (ASSIGNED SPACE/UNIT ON STREET) =	12 SPACES (4)
2 VILLAS (OVER/UNDER) x 1 SP/UNIT =	2 SPACES (1)
PLUS 1 ASSIGNED SPACE/UNIT (ON STREET) =	2 SPACES (4)
BUILDING A (65 GARDEN APTS.) x 1 SP/UNIT =	65 SPACES (2)
BUILDING B (47 GARDEN APTS.) x 1 SP/UNIT =	47 SPACES (2)
TOTAL	= 126 SPACES (2)
BUILDING C (3 VILLAS) x 2 SP/UNIT =	6 SPACES (3)
BUILDING D (6 VILLAS) x 2 SP/UNIT =	12 SPACES (3)
BUILDING E (5 VILLAS) x 2 SP/UNIT =	10 SPACES (3)
TOTAL PARKING PROPOSED	= 223 SPACES (12)
(1) PROPOSED GARAGE PARKING = 244+12+2 =	258 SPACES
(2) PROPOSED UNDERGROUND PARKING = 65+47+126 =	238 SPACES
(3) PROPOSED BELOW UNITS PARKING = 6+12+10 =	28 SPACES
(4) PROPOSED ON STREET PARKING = 14+85 =	99 SPACES
TOTAL PARKING PROPOSED	= 623 SPACES

SITE LAYOUT PLAN



SCALE: 1" = 200'



SCALE: 1" = 1200'

- GENERAL NOTES:**
- THIS PROPERTY IS ZONED POR AND RSA-8 AND IS SUBJECT TO AGENCIES SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ADOPTED PER COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003 AND THE ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003 ADOPTED 2/2/04.
 - PROPOSED USE FOR SITE AND STRUCTURES: AGE RESTRICTED CONDOMINIUM APARTMENTS AND SINGLE FAMILY ATTACHED UNITS.
 - TOTAL AREA OF PROPERTY = 29.33 AC.
 - TOTAL AREA OF FLOOD PLAIN = 4.75 AC.
 - TOTAL AREA SLOPES IN EXCESS OF 25% = 2.31 AC. (OUTSIDE OF FLOOD PLAIN)
 - NET TRACT AREA = 22.27 AC.
 - TOTAL NUMBER OF BUILDABLE UNITS ALLOWED = 150 UNITS (RSA-8) 112 UNITS (POR) (BASED ON HEIGHT RESTRICTIONS)
 - TOTAL NUMBER OF PROPOSED BUILDABLE UNITS = 262
 - A. NUMBER OF SINGLE FAMILY ATTACHED (VILLAS) = 136
 - B. NUMBER OF GARDEN APARTMENT UNITS = 112 UNITS
 - C. NUMBER OF OVER AND UNDER STYLE VILLAS = 14
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED. EXISTING UTILITIES AREA BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 - EX. 12" WATER CONTRACT NO. 3305-D
 - EX. 20" SEWER CONTRACT NO. 30-1001
 - WETLANDS, STREAM BUFFERS AND FOREST STANDS WERE DELINEATED BY AD CONSULTANTS, INC. AND SHOWN ON APPROVED SKETCH PLAN 8-05-008.
 - THE PROPERTY SHOWN IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - THE BOUNDARY AND EXISTING TOPOGRAPHY IS BASED ON A FIELD MONUMENTED SURVEY WITH 2 FOOT CONTOUR INTERVALS PERFORMED BY SELLS ASSOC AND ASSOCIATES INC. IN MAY 2007.
 - IN ACCORDANCE WITH SECTION 128 OF HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED OR PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL MAY PROJECT UP TO 10 FEET INTO A FRONT SETBACK OR PROJECT BOUNDARY SETBACK OR UP TO 16 FEET INTO A REAR SETBACK.
 - A STRUCTURE AND USE SETBACK LINE HAS BEEN ESTABLISHED PER SECT. 127.1E.2
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS.
 - A.) WIDTH - 12' (16" SERVING MORE THAN ONE RESIDENCE.
 - B.) SURFACE - SIX (6") INCHES COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.)
 - C.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - D.) STRUCTURES (COLVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
 - E.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER OPENING;
 - F.) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - G.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - REFUSE COLLECTION, SNOW REMOVAL AND PRIVATE ROAD MAINTENANCE WILL BE PROVIDED BY THE HOMEOWNER ASSOCIATION. REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTOR. THERE WILL BE INTERNAL TRASH COLLECTION WITHIN THE CONDOMINIUM BUILDINGS TO BE REMOVED BY A PRIVATE JANITORIAL SERVICE AND PLACED IN DUMPSTERS PROVIDED.
 - ALL ROADS AND PARKING AREAS ARE TO BE PRIVATELY MAINTAINED BY THE H.O.A.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATES SYSTEM. HOWARD COUNTY MONUMENT NO. 3512 & 41BA WERE USED FOR THIS PROJECTS:
 - HOWARD COUNTY MONUMENT 3512 N 555100.77 ELEV. = 329.76 E 1342733.05
 - HOWARD COUNTY MONUMENT 41BA N 551789.47 ELEV. = 343.30 E 1340519.19
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PROJECT HAS BEEN FULFILLED BY RETENTION OF 1.58 ACRES OF EXISTING FOREST AND REFORESTATION OF 2.61 ACRES FOR A TOTAL FOREST CONSERVATION CREDITED EASEMENT AREA OF 4.19 ACRES. THE SURETY AMOUNT FOR REFORESTATION IS \$10,764.96 AND ON SITE REFORESTATION IS \$56,945.80 FOR A TOTAL SURETY AMOUNT OF \$70,610.76 WHICH WILL BE PART OF THE DEVELOPER'S AGREEMENT. IN ADDITION AN OFF SITE FOREST LAND BANK HAS BEEN CREATED TO ALLOW 7.93 ACRES OF REFORESTATION. THE SURETY AMOUNT FOR OFFSITE REFORESTATION EQUALS \$172,715.40 AND WILL BE PART OF THE DEVELOPER'S AGREEMENT FOR F-06-72. THE PRESERVE AT CLANWISSE TRACT (F-06-72) WILL BE USED AS A FOREST BANK TO RECEIVE REFORESTATION OBLIGATIONS FOR THIS PROJECT.
 - SIDEWALKS ARE TO BE PROVIDED OR CONSTRUCTED ON ONE SIDE OR BOTH SIDES OF THE PROPOSED ROAD AS SHOWN ON THE PLANS.
 - TOTAL NUMBER OF "MODERATE INCOME HOUSING" REQUIRED FOR THIS SITE FOR THE TOTAL NUMBER OF UNITS IS 10%.
 - A.) RSA-8 = 150 VILLAS AT 10% = 15 M.I.H.U. UNITS 2-2, 23, 52 & 53, 60 & 61, 105 & 106, 107-109
 - B.) POR = 112 APARTMENTS @ 10% = 12 M.I.H.U. UNITS
 - TOTAL = 27 M.I.H.U.'S**
 - SAID FILTERS, AND BIO-RETENTION FOR WATER QUALITY AND UNDERGROUND PIPES FOR QUANTITY CONTROL ARE USED IN THIS PROJECT FOR STORM WATER MANAGEMENT. THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE BMP'S, SWM "A", SWM "B1", SWM "B2" AND SWM "C" ARE CLASS "A" FACILITIES. INCASE OF FAILURE DISCHARGE FROM THESE FACILITIES WILL BE ON FLOOD TOLERANT AREAS AND WILL NOT DAMAGE INHABITED BUILDINGS OR ROADS.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS HIGH STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THERE ARE NO CEMETERIES LOCATED ON THIS PROPERTY.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN FLOOD PLAIN, WETLANDS, STREAMS AND THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 - PARKING IS ONLY ALLOWED WITHIN GARAGES, AND MARKED PARKING SPACES OR DRIVEWAYS. PARKING IS NOT PROHIBITED ALONG CURBS.
 - PHASE ONE WILL BE RSA-8 PORTION AND PHASE TWO WILL BE THE POR SECTION. A 2240 SF (BLDG. A = 6520 + 1300 SF, BLDG. B = 4720 + 940 SF) COMMUNITY CENTERS WILL BE PROVIDED ON THE FIRST FLOOR IN ONE OF THE TWO POR BUILDINGS SHOWN. THE COMMUNITY CENTERS WILL CONFORM TO ALL APPLICABLE REGULATIONS AND ACCESSIBILITY CODES. DETAILS OF THE COMMUNITY CENTERS WILL BE REPRESENTED ON THE SITE DEVELOPMENT PLAN.
 - PROPOSED RETAINING WALL DESIGN AND GLOBAL STABILITY CALCULATIONS WILL BE PROVIDED AT SITE DEVELOPMENT PLAN.
 - THE TRAFFIC SIGNAL PLAN WILL BE PREPARED AT THE FINAL PLAN STAGE.
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) 9' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - STREET LIGHTS WILL BE PROVIDED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHTS PLACEMENT AND THE TYPE OF FIXTURES AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (2007) AND AS MODIFIED BY GUIDELINES FOR THE STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1983). * THE JUNE 1983 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
 - THIS PROJECT IS REQUIRED TO COMPLY WITH THE "UNIVERSAL DESIGN STANDARDS FOR AGE RESTRICTED ADULT HOUSING IN HOWARD COUNTY." IN THE PHASE II (POR SECTION)
 - A MINIMUM OF ONE UNDERGROUND PARKING SPACE SHALL BE PROVIDED FOR EACH APARTMENT UNIT IN EACH APARTMENT BLDG. IN THE SAME BLDG AT ALL TIMES, WITH THE EXCEPTION THAT M.I.H.U. UNITS WHICH MAY HAVE ASSIGNED PARKING SPACES ON SURFACE PARKING AREAS.
 - APFO TRAFFIC STUDY PERFORMED BY LEE COUNTESSMAN & ASSOCIATES, INC. DATED FEBRUARY 2005. APPROVED AT PROJECT MEETING PERFORMED BY LEE COUNTESSMAN & ASSOCIATES, INC. ON JUNE 2007 AND THE TRAFFIC GROUP ON JUNE 6, 2008 ARE ON ACCOUNT OF THE ELIMINATION OF COMMERCIAL OFFICE SPACE AND THE INCREASE IN RESIDENTIAL UNITS, APPROVED JULY 29, 2008.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD) ALL SHEET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.
 - WATER AND SEWER CONTRACT #34-4373-D HAS BEEN PROCESSED FOR THIS PROJECT.
 - TO REDUCE ENVIRONMENTAL IMPACT, UNITS WILL BE REQUESTED TO ELIMINATE SIDEWALKS, TO UTILIZE WATER QUALITY STRUCTURES CURRENTLY NOT PROVIDED FOR IN THE DESIGN MANUAL AND TO UTILIZE POROUS PAVEMENT IN LOW USE AREAS.
 - WP-07-072 WAS APPROVED ON APRIL 17, 2007 GRANTED A TIME EXTENSION OF 60 DAYS (JULY 14, 2007) TO RESUBMIT THE PRELIMINARY EQUIVALENT SKETCH PLAN.
 - A WAIVER PETITIONS WP-07-036 AND WP-07-072 ASKING FOR SUBMISSION EXTENSION BEYOND 60 DAYS REQUIRED UNDER SECT. 16.144 (d)(2).
 - BA-05-002V WAS WITHDRAWN.
 - IN ACCORDANCE WITH SECTION 115.E.4, THE FOLLOWING INDOOR COMMUNITY SPACE ARE REQUIRED:
 - a. BLDG. A = 65 UNITS x 20 = 1300 SF.
 - b. BLDG. B = 47 UNITS x 20 = 940 SF.
 - BLDG. A & B WILL PROVIDE GREATER THAN THE SQUARE FOOTAGE REQUIRED, AND WILL BE SHOWN AT SITE PLAN STAGE.

GENERAL NOTES CONTINUED...

49. THE FOLLOWING HAVE BEEN SUBMITTED FOR THIS PROPERTY:

- a. SKETCH PLAN 5-05-008 APPROVED ON 7/29/05 WAS WITHDRAWN
- b. PRELIMINARY PLAN P-06-015 WAS WITHDRAWN
- c. WAIVER PETITIONS WP-07-036 AND WP-07-072 ASKING FOR SUBMISSION EXTENSION BEYOND 60 DAYS REQUIRED UNDER SECT. 16.144 (d)(2).
- d. BA-05-002V WAS WITHDRAWN.

50. IN ACCORDANCE WITH SECTION 115.E.4, THE FOLLOWING INDOOR COMMUNITY SPACE ARE REQUIRED:

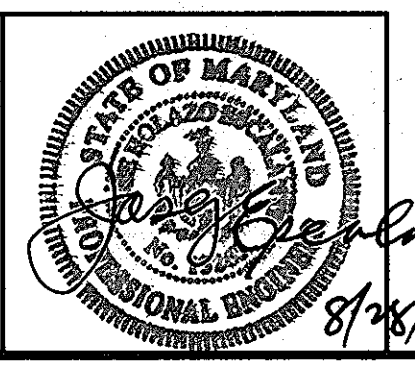
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frankie A. Lytle
PLANNING DIRECTOR

9/6/08
DATE

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13265, Expiration Date: 12-26-08.



OWNER
COATE INVESTMENT PROPERTIES LLC
6300 WOODSIDE COURT SUITE "A"
COLUMBIA, MD. 21046
TEL. NO. 410-995-6736

DEVELOPER
DALE THOMPSON BUILDERS
6300 WOODSIDE COURT SUITE "A"
COLUMBIA, MD. 21046
410-995-6736

PREPARED BY:

DALE THOMPSON

BUILDERS
6300 Woodside Court Suite "A"
Columbia, MD 21045

410-995-6736
301-596-7280
Fax 410-381-8747

PLANS PREPARED BY IN-HOUSE ENGINEERING

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN

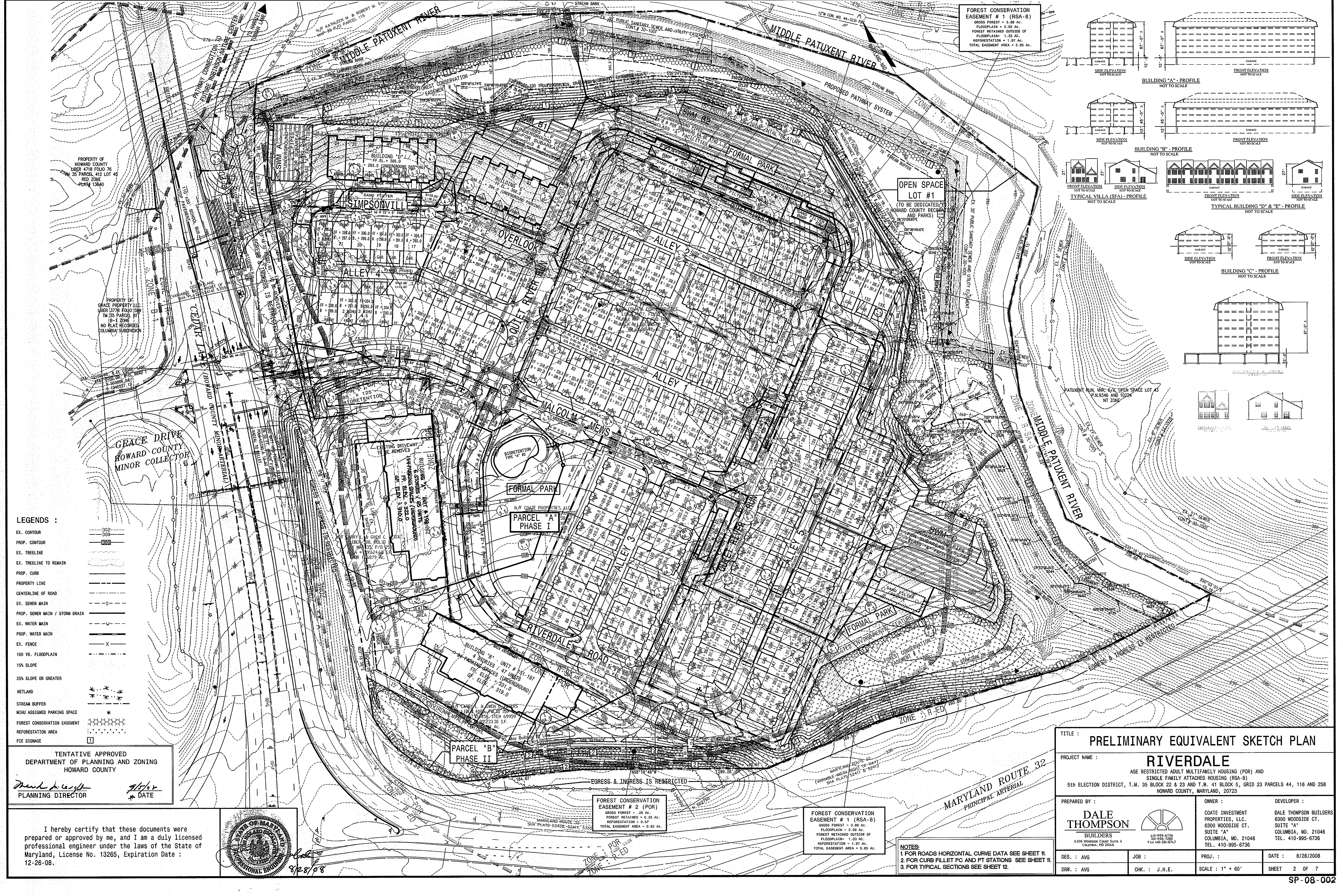
PROJECT NAME:
RIVERDALE

AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR)
AND SINGLE FAMILY ATTACHED HOUSING (RSA-8)
5th ELECTION DISTRICT, TAX MAP 35 & 41, GRID 23, PARCELS 44,116 & 258
HOWARD COUNTY, MARYLAND

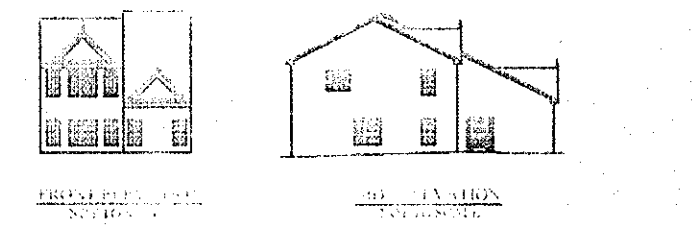
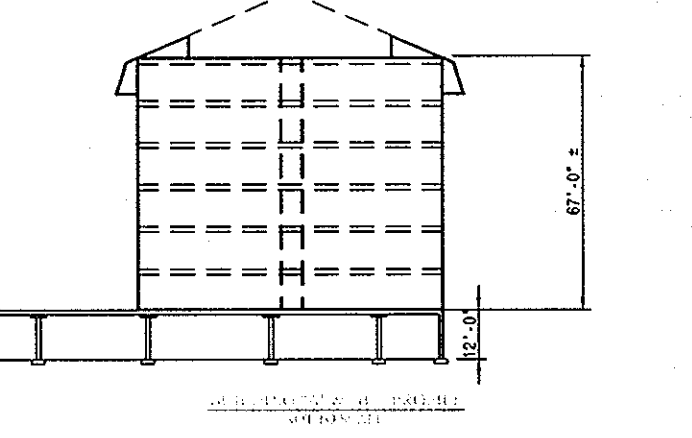
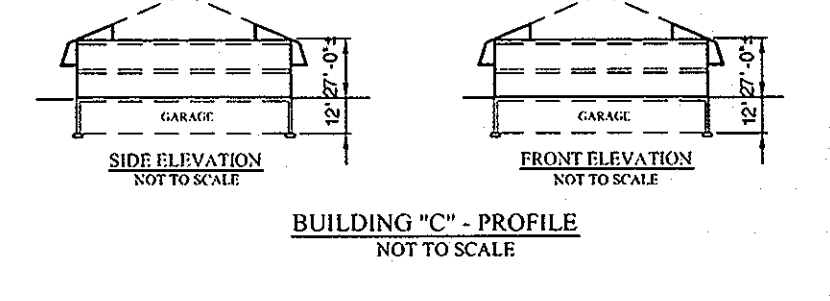
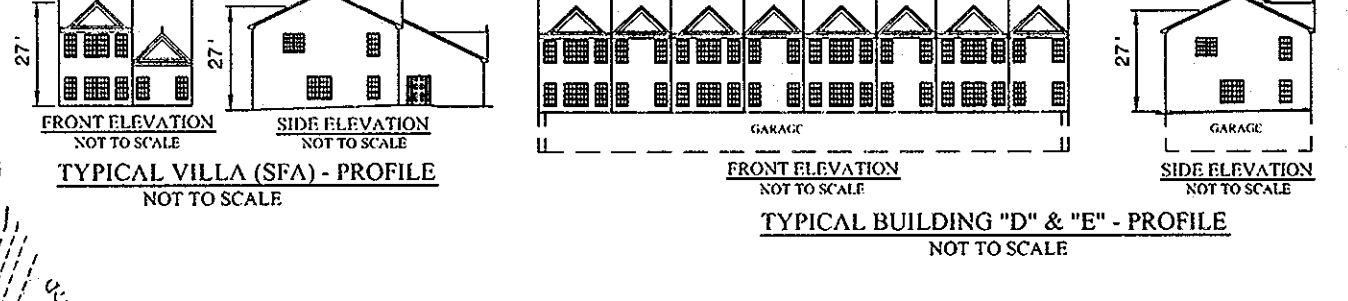
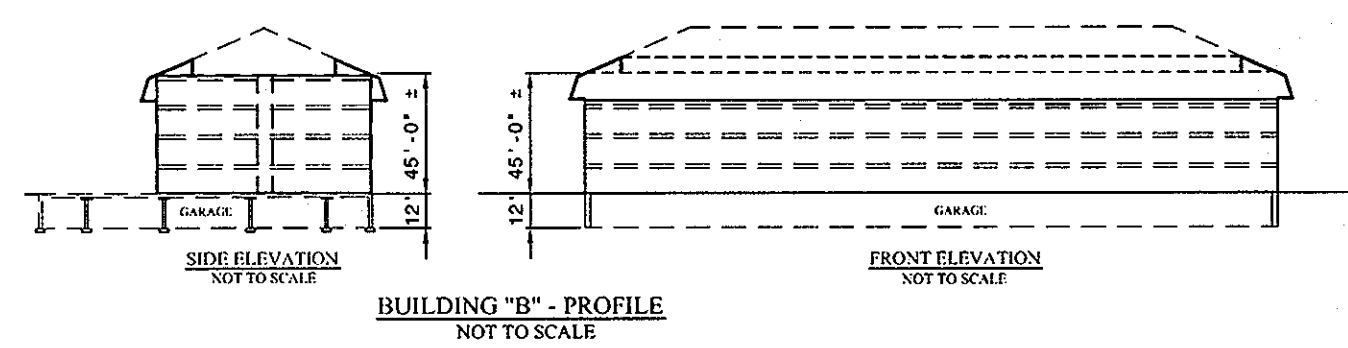
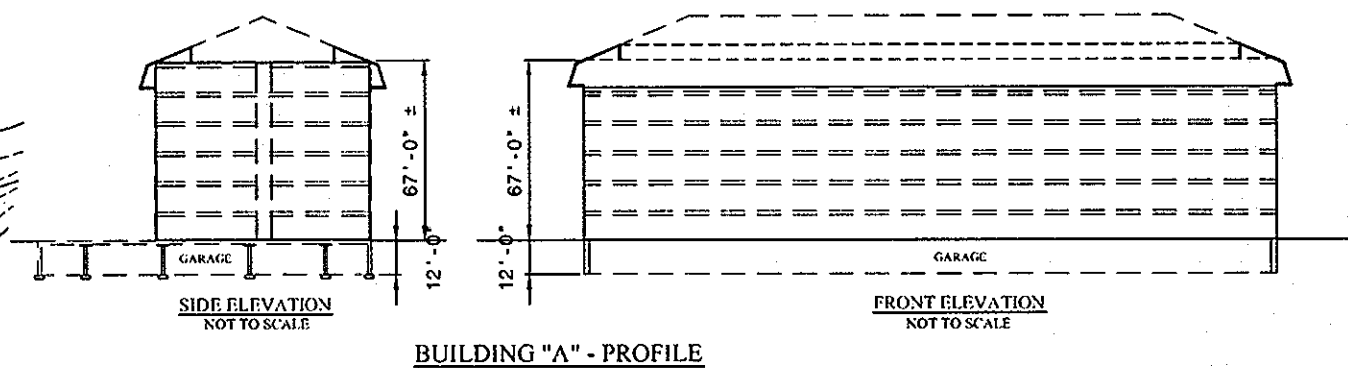
DES.: AVG JOB.: PROJ.: DATE: 8/28/2008

DRW.: AVG CHK.: J.H.E. SCALE: AS SHOWN SHEET: 1 OF 7

NOTE:
SEE GENERAL NOTE NO. 20 FOR REFUSE COLLECTION RESPONSIBILITIES



FOREST CONSERVATION EASEMENT # 1 (RSA-8)
 GROSS FOREST = 3.88 AC.
 FLOODPLAIN = 2.65 AC.
 FOREST RETAINED OUTSIDE OF FLOODPLAIN = 1.33 AC.
 REFORESTATION = 1.87 AC.
 TOTAL EASEMENT AREA = 8.68 AC.



- LEGENDS :**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - EX. TREELINE TO REMAIN
 - PROP. CURB
 - PROPERTY LINE
 - CENTERLINE OF ROAD
 - EX. SEWER MAIN
 - PROP. SEWER MAIN / STORM DRAIN
 - EX. WATER MAIN
 - PROP. WATER MAIN
 - EX. FENCE
 - 100 YR. FLOODPLAIN
 - 15% SLOPE
 - 25% SLOPE OR GREATER
 - WETLAND
 - STREAM BUFFER
 - MHU ASSIGNED PARKING SPACE
 - FOREST CONSERVATION EASEMENT
 - REFORESTATION AREA
 - FCE SIGNAGE

TENTATIVE APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Smith
 PLANNING DIRECTOR

7/16/08
 DATE

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13265, Expiration Date : 12-26-08.



FOREST CONSERVATION EASEMENT # 2 (POR)
 GROSS FOREST = .25 AC.
 FOREST RETAINED = 0.25 AC.
 REFORESTATION = 0.37 AC.
 TOTAL EASEMENT AREA = 0.82 AC.

FOREST CONSERVATION EASEMENT # 1 (RSA-8)
 GROSS FOREST = 3.88 AC.
 FLOODPLAIN = 2.65 AC.
 FOREST RETAINED OUTSIDE OF FLOODPLAIN = 1.33 AC.
 REFORESTATION = 1.87 AC.
 TOTAL EASEMENT AREA = 8.68 AC.

- NOTES:**
- FOR ROADS HORIZONTAL CURVE DATA SEE SHEET 11.
 - FOR CURB FILLET FC AND PT STATIONS SEE SHEET 11.
 - FOR TYPICAL SECTIONS SEE SHEET 12.

TITLE : PRELIMINARY EQUIVALENT SKETCH PLAN

PROJECT NAME : RIVERDALE
 AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR) AND SINGLE FAMILY ATTACHED HOUSING (RSA-8)
 5th ELECTION DISTRICT, T.M. 35 BLOCK 22 & 23 AND T.M. 41 BLOCK 5, GRID 23 PARCELS 44, 116 AND 258
 HOWARD COUNTY, MARYLAND, 20723

PREPARED BY : DALE THOMPSON BUILDERS
 6300 WOODSIDE COURT SUITE A
 COLUMBIA, MD 21046

OWNER : COATE INVESTMENT PROPERTIES, LLC.
 6300 WOODSIDE CT.
 SUITE "A"
 COLUMBIA, MD. 21046
 TEL. 410-995-6736

DEVELOPER : DALE THOMPSON BUILDERS
 6300 WOODSIDE CT.
 SUITE "A"
 COLUMBIA, MD. 21046
 TEL. 410-995-6736

DES. : AVG **JOB :** **PROJ. :** **DATE :** 8/28/2008
DRW. : AVG **CHK. :** J.H.E. **SCALE :** 1" = 60' **SHEET :** 2 OF 7

FOREST COMMUNITY SUMMARY			
SYMBOL	COMMUNITY	AREA (AC)	DOMINANT PLANT SPECIES
F-1	FOREST	82 AC	Eastern white pine
F-2	FOREST	29 AC	Tulip tree, Sycamore
F-3	FOREST	98 AC	Tulip Tree, Red Oak, White Oak
F-4	FOREST	07 AC	Eastern white pine, Tulip tree
F-5	FOREST	10 AC	Eastern white pine, Black locust
F-6	FOREST	06 AC	Eastern white pine, Tulip tree
H-1	HEDGEROW	01 AC	Eastern white pine
H-2	HEDGEROW	02 AC	Sycamore, Boxelder, Tulip tree
H-3	HEDGEROW	05 AC	Sycamore, Boxelder
H-4	HEDGEROW	04 AC	Sycamore, Boxelder, Tulip tree
TL-1	TREES/LAWN	13 AC	Cherry, Maple
TL-2	TREES/LAWN	07 AC	Tulip tree, Cherry, Maple
OF	OPEN FIELD	08 AC	Black locust

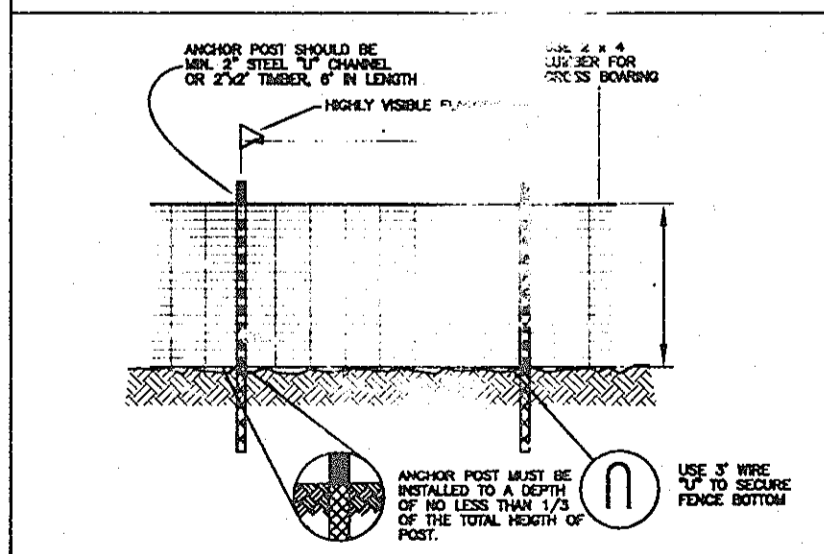
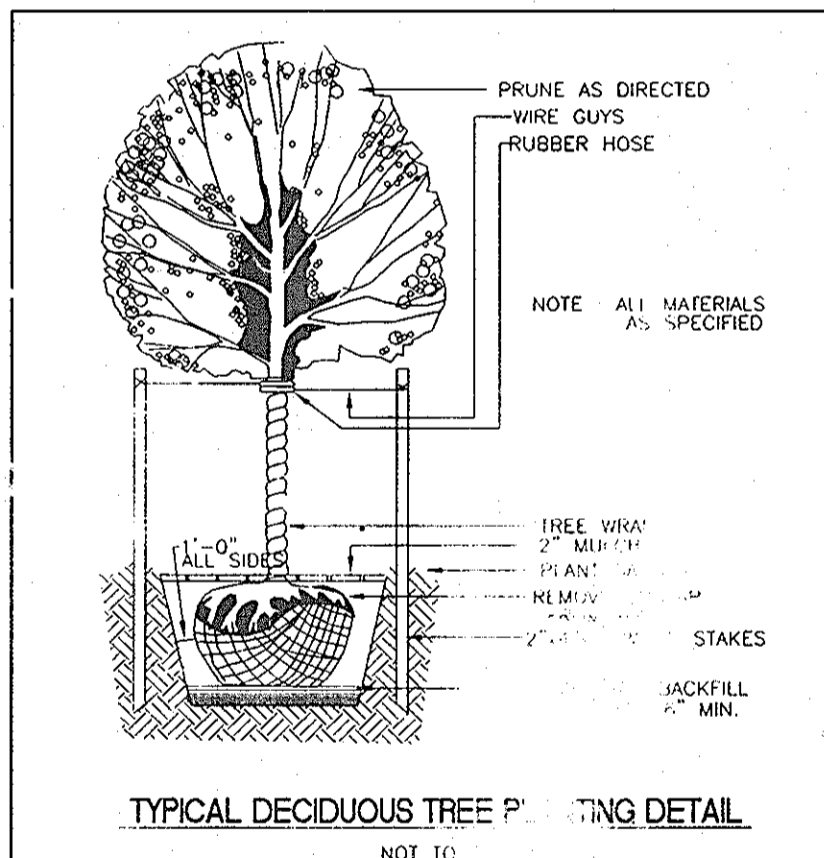
SITE DATA	
GROSS SITE AREA:	29.32 AC
RS-A ZONE:	25.90 AC
POR ZONE:	3.42 AC
TOTAL STEEP SLOPES:	2.92 AC
STEEP SLOPES WITHIN FLOODPLAIN:	0.61 AC
STEEP SLOPES NOT WITHIN FLOODPLAIN:	2.31 AC
ULTIMATE 100-YEAR FLOODPLAIN:	4.75 AC
TOTAL FOREST:	22.05 AC
RS-A ZONE:	19.79 AC
POR ZONE:	2.26 AC

PROPERTY OF HOWARD COUNTY
LIBER 1143 FOLIO 237
R-20 ZONE
PLAT 5359
LA ISLA SUBDIVISION

FOREST CONSERVATION AREA TABULATION							
ZONE	Easement No.	Gross Forest Area *	Existing Forest Area In Floodplain	Net Forest (Retained)	Planted Area (Reforestation)	Credited Easement Area	Total Easement Area
RS-A	FCE # 1	3.88	2.55	1.33	1.97	3.30	5.85 Ac. ±
POR	FCE # 2	0.25	0	0.25	0.57	0.82	0.82 Ac. ±
	TOTAL	4.13	2.55	1.58	2.54	4.12	6.67 Ac. ±

SOILS CHART						
SOIL SYMBOL	SOIL NAME	HYDROLOGIC GROUP	HYDRIC (H) OR HAY CONTAIN HYDRIC INCLUSIONS (HI)	SLOPES %	EROSION POTENTIAL	
Cs	CLAY SILT LOAM	B	HI	0-3	SLIGHT	
EKA	ELIOLK SILT LOAM	C	-	0-3	SLIGHT	
EKB2	ELIOLK SILT LOAM	C	-	3-8	SLIGHT	
G1C2	GLENNEL LOAM	B	-	8-15	MODERATE	
GnC2	GLENNEL SILT LOAM	C	HI	8-15	MODERATE	
M1Q3	MAJOR LOAM	B	-	15-25	SEVERE	
M1E	MAJOR SILT LOAM	B	-	25-45	SEVERE	
MgC2	MAJOR GRAVELLY LOAM	B	-	8-15	MODERATE	
MnD	MAJOR VERY STONY LOAM	B	-	3-25	SEVERE	
MnF	MAJOR VERY STONY LOAM	B	-	25-60	SEVERE	

FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT WILL BE FULFILLED BY RETENTION OF 1.58 ACRES OF EXISTING FOREST, AND REFORESTATION OF 10.56 ACRES (2.54 ON SITE AND 8.02 AC OFFSITE). ON SITE RETENTION SURETY IS (1.06 AC @ \$0.20/\$F) = \$13,500.72, AND REFORESTATION SURETY AMOUNT IS (10.56 AC @ \$0.50/\$F) = \$228,945.60 FOR A TOTAL FOREST CONSERVATION SURETY AMOUNT OF \$242,547.82.



THE TREE PROTECTION FENCING SHOWN ON THIS PLAN IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY. THE FOREST CONSERVATION SURETY IS PROMANENT AND SHALL REMAIN IN PLACE AROUND THE FCE AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.

Eco-Science Professionals, Inc. Consulting Ecologists
P.O. Box 5066 Glen Arden, Maryland 21107
Telephone (410) 592-6152 Fax (410) 832-2488

MD DNR Qualified Professional
USACOR Validated Professional
Certification No. WDCR000MD061004432
John P. Condes

TENTATIVE APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR

FOREST CONSERVATION PLAN

PROJECT NAME: RIVERDALE
AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR) AND SINGLE FAMILY ATTACHED HOUSING (RSA-8)
5th ELECTION DISTRICT, T.M. 35 BLOCK 22 & 23 AND T.M. 41 BLOCK 5, GRID 23 PARCELS 44, 116 AND 258 HOWARD COUNTY, MARYLAND, 20723

PREPARED BY: DALE THOMPSON BUILDERS
OWNER: COATE INVESTMENT PROPERTIES, LLC
DEVELOPER: DALE THOMPSON BUILDERS
DATE: 8/28/2008

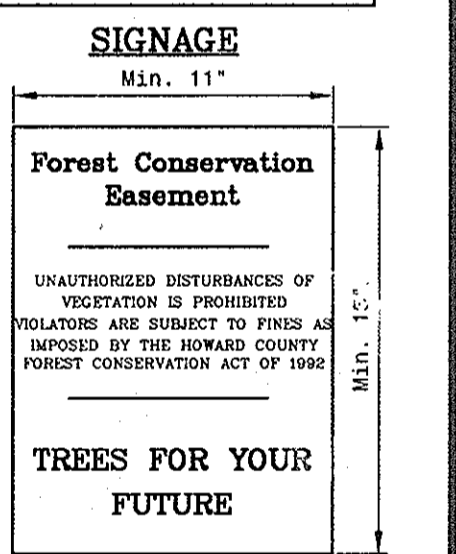
DES. AVG JOB: PROJ. DATE: 8/28/2008
DRW. AVG CHK.: J.H.E. SCALE: 1" = 60' SHEET 4 OF 7

- GENERAL NOTES:
1. SIX (6) FOREST STANDS EXIST ON-SITE.
2. TWENTY (20) SPECIMEN TREES WERE OBSERVED AND THEIR LOCATIONS APPROXIMATED ON THE PLAN.
3. THE SITE CONTAINS WETLANDS, STREAMS, AND 100-YEAR FLOODPLAIN.
4. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED WERE OBSERVED.
5. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED WERE OBSERVED.
6. THERE ARE NO KNOWN CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY HISTORIC AND CEMETERY SITE MAP.
7. SLOPES THAT EXCEED 25% ARE SHOWN ON THE PLAN.
8. THE SITE CONTAINS NO HYDRIC SOILS AND TWO SOILS WITH POSSIBLE HYDRIC INCLUSIONS, COMB (Cn) AND GLENNEL (GnC2).
9. OBLIGATION OF FOREST RESTORATION REQUIREMENT WILL BE MET BY ON-SITE AND OFF-SITE MITIGATION.
10. THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERSEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
11. WATERSHED: PATUXENT RIVER
12. SUBWATERSHED: MIDDLE PATUXENT RIVER (213100)
13. SEE FOREST STAND DELINEATION REPORT DATED APRIL 14, 2004 FOR FIELD INVESTIGATION NARRATIVE.

- LEGEND:
F-1 FOREST STAND #
STAND DELINEATION
37" TULIP SPECIMEN TREE
STEEL SLOPES (>25%)
SOIL WITH K VALUE > 0.35 ON SLOPE >15%
FCE #1 SIGNAGE
FCE #2 SIGNAGE
EXISTING TREES TO REMAIN
REFORESTATION
EXISTING TREELINE
STEEL SLOPES (15%-25%)
TREE PROTECTION DEVICE

FOREST CONSERVATION WORKSHEET, FCE No. 1 (RSA-8)	
BASIC SITE DATA	
Gross Site Area	29.32
Area Within 100 Year Floodplain	4.75
Area Within Agricultural Use or Preservation Parcel (If Applicable)	0.00
Net Tract Area, A	23.16
Land Use Category (B-RID, B-RMD, B-S, C, V/D, I)	RS-A
INFORMATION FOR CALCULATIONS	
A. Net Tract Area, A	23.16
B. Reforestation Threshold (20 % x A)	4.23
C. Afforestation Minimum (15 % x A)	3.17
D. Existing Forest On Net Tract Area	19.77
E. Forest Area To Be Cleared	18.44
F. Forest Area To Be Retained	1.33
III. DETERMINE AFFORESTATION OR REFORESTATION REQUIREMENTS	
Existing forest is equal or exceeds afforestation minimum and clearing of forest is proposed. (Dn=C), then:	
1.0 REFORESTATION	
GO TO SECTION IV	
IV. REFORESTATION CALCULATIONS	
A. Net Tract Area, A	23.16
B. Reforestation Threshold (20 % x A)	4.23
C. Existing Forest On Net Tract Area	19.77
D. Forest Area To Be Cleared	18.44
E. Forest Area To Be Retained	1.33
F. Forest Area Cleared Above Reforestation threshold	14.21
G. Forest Area Retained Above Reforestation Threshold	0.00
H. Forest Area Cleared Below Reforestation Threshold	2.90
I. Forest Area Retained Below Reforestation Threshold	0.00
SELECT ALTERNATIVE THAT APPLIES	
2.0 ALTERNATE 2: Clearing Below The Threshold	3.55
Reforestation for clearing below threshold (E x I/4)	5.80
Reforestation for clearing below threshold (E x 2)	9.96
Total Reforestation Required	

FOREST CONSERVATION WORKSHEET, FCE No. 2 (POR)	
BASIC SITE DATA	
Gross Site Area	3.42
Area Within 100 Year Floodplain	0.00
Area Within Agricultural Use or Preservation Parcel (If Applicable)	0.00
Net Tract Area, A	3.42
Land Use Category (B-RID, B-RMD, B-S, C, V/D, I)	RS-A
INFORMATION FOR CALCULATIONS	
A. Net Tract Area, A	3.42
B. Reforestation Threshold (20 % x A)	0.68
C. Afforestation Minimum (15 % x A)	0.51
D. Existing Forest On Net Tract Area	2.26
E. Forest Area To Be Cleared	1.20
F. Forest Area To Be Retained	0.25
III. DETERMINE AFFORESTATION OR REFORESTATION REQUIREMENTS	
Existing forest is equal or exceeds afforestation minimum and clearing of forest is proposed. (Dn=C), then:	
1.0 REFORESTATION	
GO TO SECTION IV	
IV. REFORESTATION CALCULATIONS	
A. Net Tract Area, A	3.42
B. Reforestation Threshold (20 % x A)	0.68
C. Existing Forest On Net Tract Area	2.26
D. Forest Area To Be Cleared	2.01
E. Forest Area To Be Retained	0.25
F. Forest Area Cleared Above Reforestation threshold	1.33
G. Forest Area Retained Above Reforestation Threshold	0.43
H. Forest Area Cleared Below Reforestation Threshold	0.00
SELECT ALTERNATIVE THAT APPLIES	
2.0 ALTERNATE 2: Clearing Below The Threshold	0.33
Reforestation for clearing below threshold (E x I/4)	0.87
Reforestation for clearing below threshold (E x 2)	1.20
Total Reforestation Required	
SUMMARY OF REFORESTATION REQUIRED FOR SITE	
1. RSA-8	9.36 AC
2. POR	1.20 AC
TOTAL	10.56 AC
PROPOSED ON-SITE REFORESTATION	
RS-A	1.97
POR	0.57
TOTAL	2.54
REQUIRED OFFSITE REFORESTATION = (10.56-2.54) = 8.02 AC at the Preserve At Clarksville, F-06-72.	



OPERATION	EXISTING SPECIMEN TREES: KIND, SIZE, AND (NUMBER)				TOTAL
	CHERRY	OAK	SYCAMORE	TULIP	
TO BE RETAINED		32" (1) RED, 34" (1) WHITE	39" (1) 40" (1)		4
TO BE CLEARED	38" (1)		30" (2), 31" (2) 32" (1), 33" (2) 34" (1), 36" (2) 37" (1), 38" (1) 37" (1), 38" (1)		16
TOTAL	1	2	2	15	20

FOREST CONSERVATION EASEMENT # 1 (RSA-8)
GROSS FOREST = 3.88 AC.
FLOODPLAIN = 2.92 AC.
FOREST RETAINED OUTSIDE OF FLOODPLAIN = 1.33 AC.
REFORESTATION = 1.97 AC.
TOTAL EASEMENT AREA = 6.85 AC.

FOREST CONSERVATION EASEMENT # 2 (POR)
GROSS FOREST = .25 AC.
FOREST RETAINED = 0.25 AC.
REFORESTATION = 0.57 AC.
TOTAL EASEMENT AREA = 0.82 AC.

Eco-Science Professionals, Inc. Consulting Ecologists
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MD DNR Qualified Professional
USACOR Validated Professional
Certification No. WDCR000MD061004432
John P. Condes

TENTATIVE APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR

FOREST CONSERVATION PLAN

PROJECT NAME: RIVERDALE
AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR) AND SINGLE FAMILY ATTACHED HOUSING (RSA-8)
5th ELECTION DISTRICT, T.M. 35 BLOCK 22 & 23 AND T.M. 41 BLOCK 5, GRID 23 PARCELS 44, 116 AND 258 HOWARD COUNTY, MARYLAND, 20723

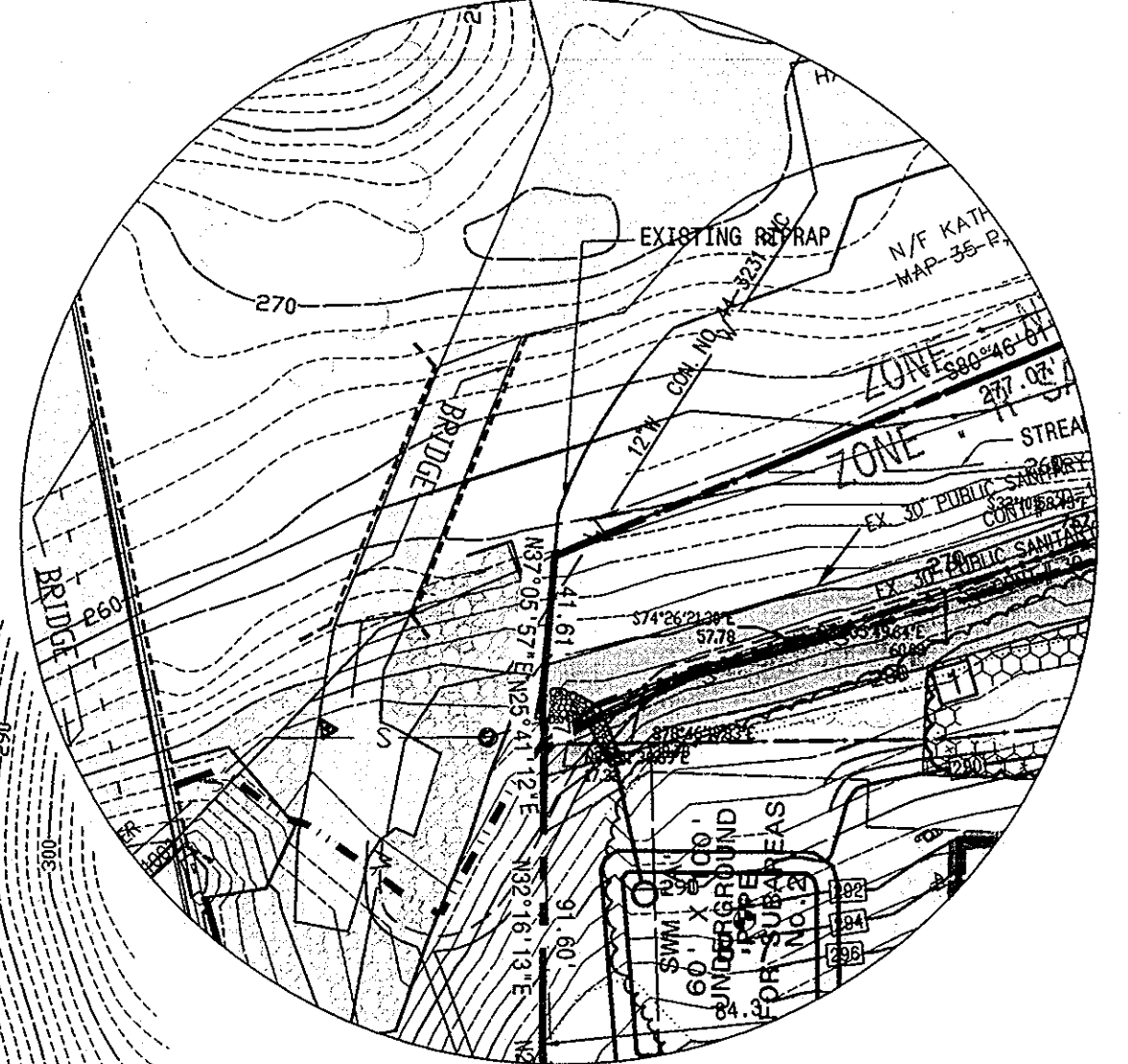
PREPARED BY: DALE THOMPSON BUILDERS
OWNER: COATE INVESTMENT PROPERTIES, LLC
DEVELOPER: DALE THOMPSON BUILDERS
DATE: 8/28/2008

DES. AVG JOB: PROJ. DATE: 8/28/2008
DRW. AVG CHK.: J.H.E. SCALE: 1" = 60' SHEET 4 OF 7

SEE DETAIL
THIS SHEET

FOREST CONSERVATION
EASEMENT # 1 (RSA-8)
GROSS FOREST = 3.88 AC.
FLOODPLAIN = 2.66 AC.
FOREST RETAINED OUTSIDE OF
FLOODPLAIN = 1.33 AC.
REFORESTATION = 1.97 AC.
TOTAL EASEMENT AREA = 5.85 AC.

NOTE : FOR DRAFTING CLARITY
WHEN SUPER SILT FENCE
IS SHOWN IT REPRESENTS
LIMIT OF CLEARING AND
TREE PROTECTION .



EXISTING RIPRAP OUTFALL
SCALE : 1" = 20'



- LEGENDS :**
- EX. CONTOUR
 - PROP. CONTOUR
 - EX. TREELINE
 - PROP. TREELINE TO REMAIN
 - PROP. CURB
 - PROPERTY LINE
 - CENTERLINE OF ROAD
 - EX. SEWER MAIN
 - PROP. SEWER MAIN / STORM DRAIN
 - EX. WATER MAIN
 - PROP. WATER MAIN
 - EX. FENCE
 - 100 YR. FLOODPLAIN
 - 25% SLOPE OR GREATER
 - WETLAND
 - STREAM BUFFER
 - SUPER SILT FENCE
 - TREE PROTECTION FENCE
 - LIMIT OF DISTURBANCE
 - EARTH DIKE

TENTATIVE APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

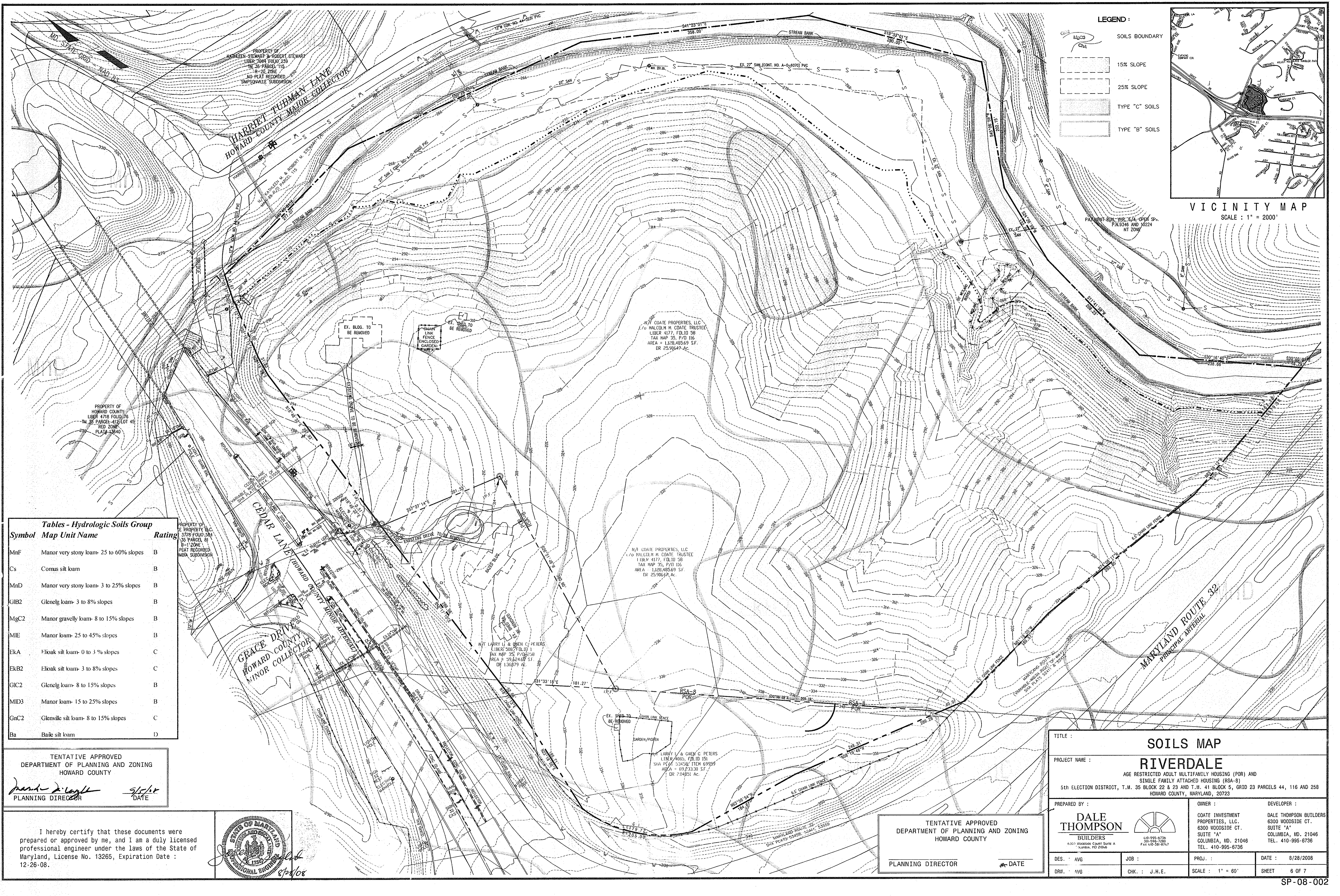
David A. Uyle 2/5/08
PLANNING DIRECTOR DATE

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13265, Expiration Date : 12-26-08.



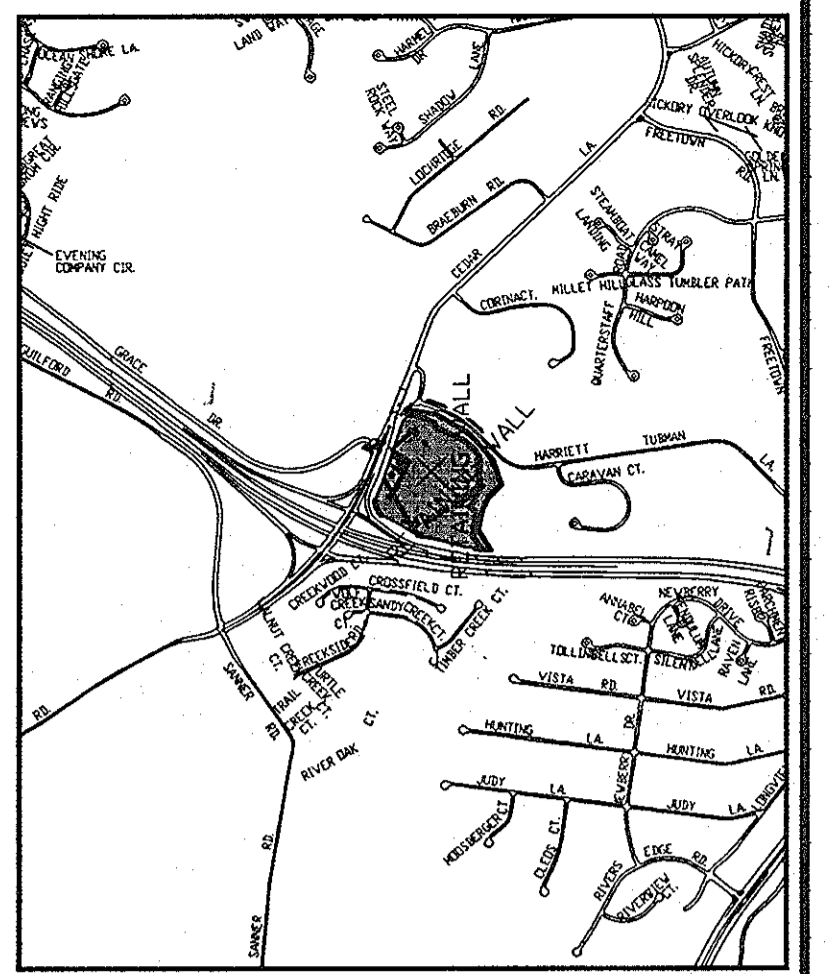
FOREST CONSERVATION
EASEMENT # 2 (POR)
GROSS FOREST = .25 AC.
FOREST RETAINED = 0.25 AC.
REFORESTATION = 0.27 AC.
TOTAL EASEMENT AREA = 0.82 AC.

TITLE : GRADING & SEDIMENT CONTROL PLAN			
PROJECT NAME : RIVERDALE			
AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR) AND SINGLE FAMILY ATTACHED HOUSING (RSA-8)			
5th ELECTION DISTRICT, T.M. 35 BLOCK 22 & 23 AND T.M. 41 BLOCK 5, GRID 23 PARCELS 44, 116 AND 258 HOWARD COUNTY, MARYLAND, 20723			
PREPARED BY :	OWNER :	DEVELOPER :	
DALE THOMPSON BUILDERS 6300 Woodside Court Suite A Columbia, MD 21064 410-995-6736 410-995-6736 FAX 410-381-8747	COATE INVESTMENT PROPERTIES, LLC. 6300 WOODSIDE CT. SUITE "A" COLUMBIA, MD, 21046 TEL. 410-995-6736	DALE THOMPSON BUILDERS 6300 WOODSIDE CT. SUITE "A" COLUMBIA, MD, 21046 TEL. 410-995-6736	
DES. : AVG	JOB. :	PROJ. :	DATE : 8/28/2008
DRW. : AVG	CHK. : J.H.E.	SCALE : 1" = 60'	SHEET 5 OF 7



LEGEND:

- SOILS BOUNDARY
- 15% SLOPE
- 25% SLOPE
- TYPE "C" SOILS
- TYPE "B" SOILS



Tables - Hydrologic Soils Group

Symbol	Map Unit Name	Rating
MnF	Manor very stony loam- 25 to 60% slopes	B
Cs	Comus silt loam	B
MnD	Manor very stony loam- 3 to 25% slopes	B
GIB2	Glennelg loam- 3 to 8% slopes	B
MgC2	Manor gravelly loam- 8 to 15% slopes	B
MIE	Manor loam- 25 to 45% slopes	B
EKA	Eloak silt loam- 0 to 3% slopes	C
EKB2	Eloak silt loam- 3 to 8% slopes	C
GIC2	Glennelg loam- 8 to 15% slopes	B
MID3	Manor loam- 15 to 25% slopes	B
GnC2	Glennelg silt loam- 8 to 15% slopes	C
Ba	Baile silt loam	D

TENTATIVE APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Layle
PLANNING DIRECTOR

9/18/08
DATE

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13265, Expiration Date : 12-26-08.



TENTATIVE APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR

DATE

TITLE : SOILS MAP

PROJECT NAME : RIVERDALE

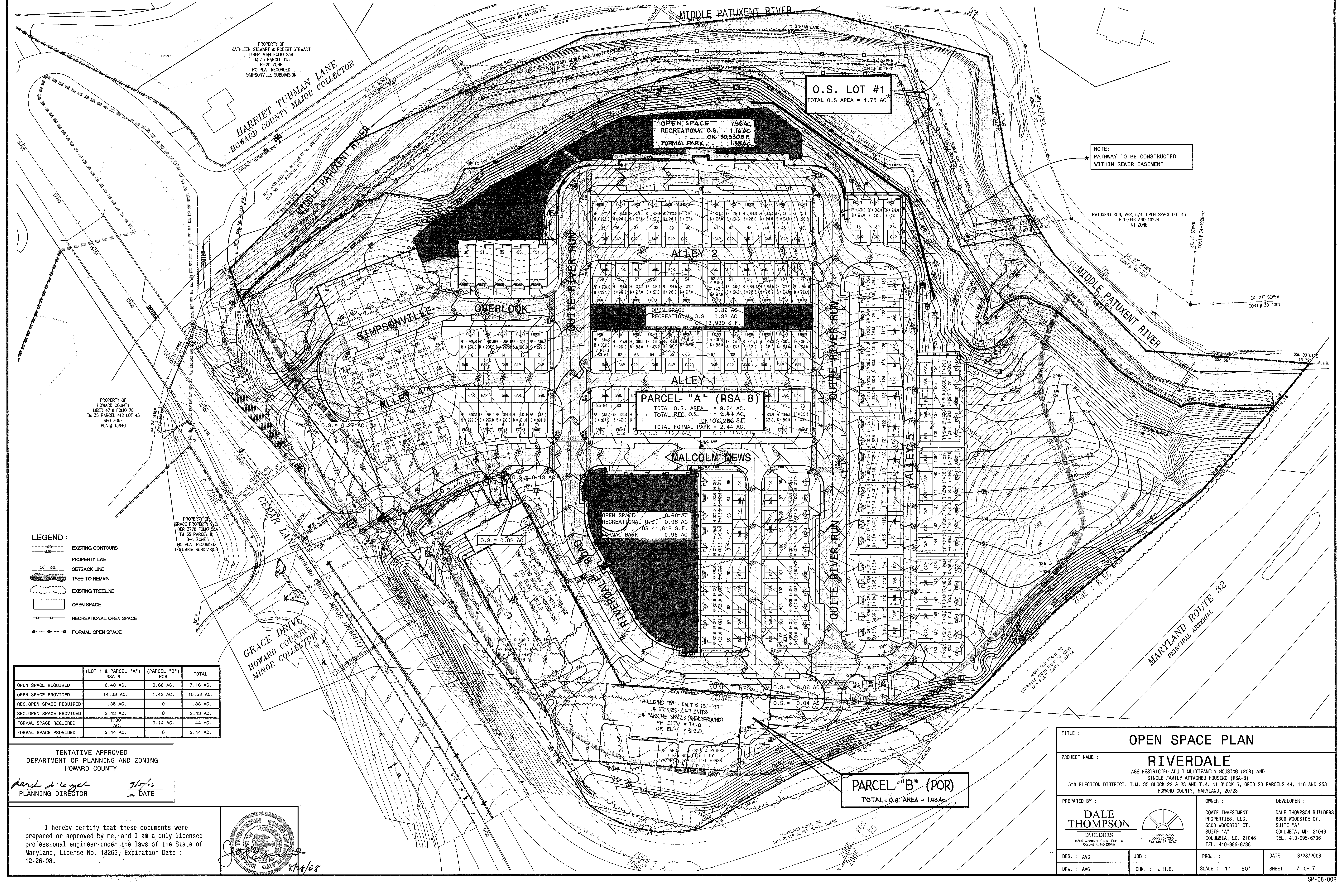
AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR) AND SINGLE FAMILY ATTACHED HOUSING (RSA-B)
5th ELECTION DISTRICT, T.M. 35 BLOCK 22 & 23 AND T.M. 41 BLOCK 5, GRID 23 PARCELS 44, 116 AND 258
HOWARD COUNTY, MARYLAND, 20723

PREPARED BY : DALE THOMPSON BUILDERS
6300 WOODSIDE COURT SUITE A
COLUMBIA, MD 21046
TEL. 410-995-6736

OWNER : COATE INVESTMENT PROPERTIES, LLC
6300 WOODSIDE CT.
SUITE "A"
COLUMBIA, MD. 21046
TEL. 410-995-6736

DEVELOPER : DALE THOMPSON BUILDERS
6300 WOODSIDE CT.
SUITE "A"
COLUMBIA, MD. 21046
TEL. 410-995-6736

DES. : AVG	JOB :	PRJ. :	DATE : 8/28/2008
DRW. : AVG	CHK. : J.H.E.	SCALE : 1" = 60'	SHEET 6 OF 7



PROPERTY OF
KATHLEEN STEWART & ROBERT STEWART
LIBER 7094 FOLIO 239
T.M. 35 PARCEL 115
R-20 ZONE
NO PLAT RECORDED
SIMPSONVILLE SUBDIVISION

HARRIET TUBMAN LANE
HOWARD COUNTY MAJOR COLLECTOR

O.S. LOT #1
TOTAL O.S. AREA = 4.75 AC.

OPEN SPACE - 7.56 AC
RECREATIONAL O.S. - 1.16 AC
OR 50,530 S.F.
FORMAL PARK - 1.88 AC

NOTE:
PATHWAY TO BE CONSTRUCTED
WITHIN SEWER EASEMENT

PATUXENT RUN, VHR, 6/4, OPEN SPACE LOT 43
P.N. 9346 AND 10224
NT ZONE

PROPERTY OF
HOWARD COUNTY
LIBER 4718 FOLIO 76
T.M. 35 PARCEL 412 LOT 45
RED ZONE
PLAT# 13540

PROPERTY OF
GRACE PROPERTY & CO.
LIBER 3778 FOLIO 584
T.M. 35 PARCEL 81
B-1 ZONE
NO PLAT RECORDED
COLUMBIA SUBDIVISION

- LEGEND :**
- 305 --- EXISTING CONTOURS
 - 330 --- EXISTING CONTOURS
 - PROPERTY LINE
 - 5' SETBACK LINE
 - TREE TO REMAIN
 - EXISTING TREELINE
 - OPEN SPACE
 - RECREATIONAL OPEN SPACE
 - FORMAL OPEN SPACE

	(LOT 1 & PARCEL "A") RSA-B	(PARCEL "B") POR	TOTAL
OPEN SPACE REQUIRED	6.48 AC.	0.68 AC.	7.16 AC.
OPEN SPACE PROVIDED	14.09 AC.	1.43 AC.	15.52 AC.
REC. OPEN SPACE REQUIRED	1.38 AC.	0	1.38 AC.
REC. OPEN SPACE PROVIDED	3.43 AC.	0	3.43 AC.
FORMAL SPACE REQUIRED	1.30 AC.	0.14 AC.	1.44 AC.
FORMAL SPACE PROVIDED	2.44 AC.	0	2.44 AC.

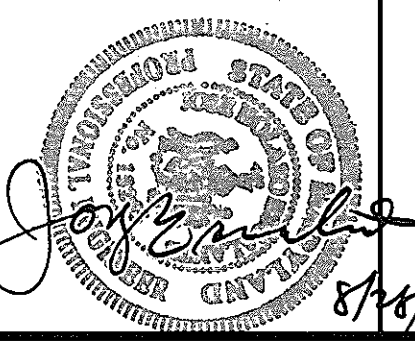
TENTATIVE APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David J. Vogel
PLANNING DIRECTOR

7/1/08
DATE

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13265, Expiration Date: 12-26-08.

Joseph...
8/18/08



PARCEL "A" (RSA-8)
TOTAL O.S. AREA = 9.34 AC.
TOTAL REC. O.S. = 2.44 AC.
OR 106,286 S.F.
TOTAL FORMAL PARK = 2.44 AC.

OPEN SPACE - 0.96 AC
RECREATIONAL O.S. - 0.96 AC
OR 41,818 S.F.
FORMAL PARK - 0.96 AC

PARCEL "B" (POR)
TOTAL O.S. AREA = 1.43 AC.

TITLE : **OPEN SPACE PLAN**

PROJECT NAME : **RIVERDALE**
AGE RESTRICTED ADULT MULTIFAMILY HOUSING (POR) AND
SINGLE FAMILY ATTACHED HOUSING (RSA-8)
5th ELECTION DISTRICT, T.M. 35 BLOCK 22 & 23 AND T.M. 41 BLOCK 5, GRID 23 PARCELS 44, 116 AND 258
HOWARD COUNTY, MARYLAND, 20723

PREPARED BY : **DALE THOMPSON BUILDERS**
6300 Woodside Court, Suite A
Columbia, MD 21064
410-995-6736

OWNER : **COATE INVESTMENT PROPERTIES, LLC.**
6300 WOODSIDE CT.
COLUMBIA, MD. 21046
TEL. 410-995-6736

DEVELOPER : **DALE THOMPSON BUILDERS**
6300 WOODSIDE CT.
COLUMBIA, MD. 21046
TEL. 410-995-6736

DES. : AVG JOB : PROJ. : DATE : 8/28/2008

DRW. : AVG CHK. : J.H.E. SCALE : 1" = 60' SHEET 7 OF 7