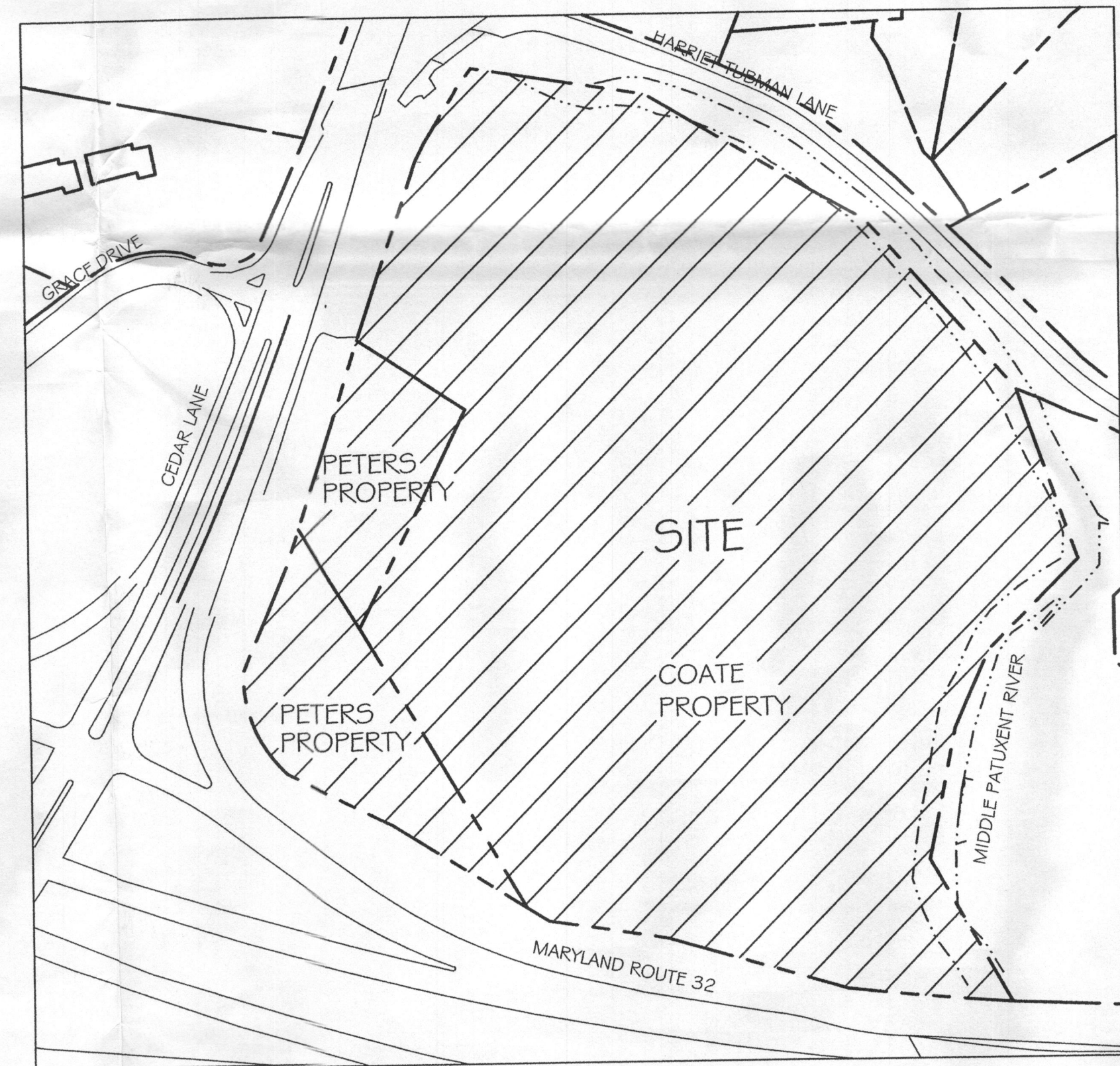


SHEET INDEX

1. COVER SHEET  
2. SKETCH PLAN  
3.-4. STORMWATER MANAGEMENT DETAILS

GENERAL NOTES

1. THE SITE IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR RSA-8 AND POR.
2. LAND PLANNING AND ENGINEERING DESIGN BY AB CONSULTANTS, INC. (ABC).
3. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY ABC IN APRIL 7 - APRIL 21, 2004. ADDITIONAL TOPOGRAPHY, BEYOND THE PROPERTY BOUNDARY, TAKEN FROM HOWARD COUNTY GIS DATA, DATED APRIL 14, 2004.
4. WETLAND DELINEATION PERFORMED BY ABC ON APRIL 15, 2004. SEE WETLAND REPORT DATED AUGUST 26, 2004. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
5. FOREST STAND DELINEATION (FSD) PERFORMED BY ABC ON APRIL 9, 2004. SEE FSD NARRATIVE DATED APRIL 14, 2004.
6. TRAFFIC STUDY PERFORMED BY LEE CUNNINGHAM & ASSOCIATES, INC.
7. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
8. A WAIVER REQUESTING RELIEF FROM SECTION 16.120(c)(4) OF THE SUBDIVISION REGULATIONS HAS BEEN REQUESTED.
9. THERE ARE NO CEMETERIES WITHIN THE PROJECT LIMITS ACCORDING TO HOWARD COUNTY'S CEMETERY INVENTORY.
10. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS ACCORDING TO HOWARD COUNTY'S SCENIC ROADS INVENTORY.
11. EXISTING UTILITIES TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
12. PROPOSED WATER AND SEWER TO BE PUBLIC.
13. HORIZONTAL AND VERTICAL DATUM BASED ON HOWARD COUNTY CONTROL STATIONS: 30GA AND 36BA.
14. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCLUDED WITH FINAL PLANS AND SITE DEVELOPMENT PLANS.
15. INFORMATION FOR 100-YEAR FLOODPLAIN TAKEN FROM A MIDDLE PATUXENT RIVER DRAINAGE STUDY BY KIDDE CONSULTANTS, INC. DATED JANUARY 23, 1978 IN WHICH ULTIMATE 100-YEAR FLOODPLAIN PROJECTED FOR 1984.
16. 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.
17. SOIL DATA IS TAKEN FROM THE HOWARD COUNTY SOIL SURVEY, DATED JULY, 1968.
18. VEHICULAR INGRESS & EGRESS TO CEDAR LANE IS PROHIBITED EXCEPT AS INDICATED. VEHICULAR INGRESS & EGRESS TO MD ROUTE 32 AND HARRIET TUBMAN LANE IS PROHIBITED.
19. AT LEAST 10% OF THE DWELLINGS IN THE RSA-8 AND POR ZONES SHALL BE MODERATE INCOME HOUSING UNITS (MIHU):  
RSA-8: 152 D.U. X 10% = 16 MIHUS.  
POR: 48 D.U. X 10% = 5 MIHUS.
20. PROPOSED TRAFFIC CALMING FOR THIS SUBDIVISION IS PROVIDED BY THE CHARACTER OF THE TRADITIONAL RESIDENTIAL NEIGHBORHOOD DEVELOPMENT. SUCH FEATURES AS STREETS LAYED OUT IN A GRID NETWORK WITH MULTIPLE LINKS BETWEEN POINTS, STREETS THAT SERVE THE NEEDS OF PEDESTRIANS AND AUTOMOBILES EQUITABLY, AND CAREFULLY LOCATED ON-STREET PARKING HAVE BEEN INCORPORATED OR WILL BE A PART IN THE FINAL ROADWAY DESIGN.
21. NOISE STUDY PERFORMED BY STAIANO ENGINEERING, INC., DATED 12/15/04.



OVERALL PROPERTY OUTLINE

SCALE: 1" = 200'

STORMWATER MANAGEMENT SUMMARY TABLE

NUMBER			
HAZARD CLASSIFICATION			
PROPOSED	DRAINAGE AREA	G	H
	REV (CU. FT.)	2,105	6,810
	WQV (CU. FT.)	8,097	26,194
	CPV (CU. FT.)	2,064	37,275
	Q10 (CFS)		
	Q100 (CFS)		

\* ONLY WQV, REV & CPV IS NEEDED FOR THIS PROJECT

SWM FACILITY #1

BIORETENTION POND OR INFILTRATION TRENCH (F-1) WILL BE PROVIDED FOR WATER QUALITY CONTROL FOR ON-SITE AREA FOR STUDY POINT "A". CHANNEL PROTECTION VOLUME (CPV) FOR THIS STUDY POINT WILL BE PROVIDED AT UNDER GROUND SYSTEM IN STUDY POINT "B".

Q10 & Q100 IS WAIVED BY MR. CHARLES DAMMERS OF HOWARD COUNTY DEC.

SWM FACILITY #2

UNDERGROUND SWM FACILITY WILL BE PROVIDED FOR CPV FOR ENTIRE ON-SITE AREA SINCE ALL THE RUN-OFF DRAINS INTO MIDDLE PATUXENT RIVER. WATER QUALITY WILL BE PROVIDED BY INFILTRATION TRENCH UNDER THE V/9 PIPE SYSTEM.

# SKETCH PLAN

# RIVERDALE PROPERTY

DEVELOPED SITE DATA - GENERAL

IMPERVIOUS COVER:	37% (10.95 AC.)
RSA-8 ZONE:	34% (8.76 AC.)
POR ZONE:	64% (2.19 AC.)
AREA OF PROPOSED LOTS OR PARCELS	-
AREA OF PROPOSED ROADS	2.04 AC.
NUMBER OF LOTS OR PARCELS PROPOSED	-
APPLICABLE DPZ FILE REFERENCE	NONE
PROPOSED WATER AND SEWER SYSTEMS	PUBLIC

SITE DATA - RSA-8 ZONE

LOT A (VILLA TOWNHOMES)

GROSS SITE AREA:	12.09 AC.
TOTAL STEEP SLOPES:	1.07 AC.
STEEP SLOPES WITHIN FLOODPLAIN:	0.00 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	1.07 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	0.00 AC.
OPEN SPACE REQUIRED (GROSS AREA X 0.25)	3.02 AC.
OPEN SPACE PROVIDED (INCL. REC)	AC.
PASSIVE OPEN SPACE PROVIDED	AC.
REC OPEN SPACE REQUIRED (400 SF / UNIT)	0.81 AC.
REC OPEN SPACE PROVIDED	0.87 AC.

REQUIRED PARKING

TOWNHOUSE	88 X 2 = 176
GUEST PARKING	(0.3 / UNIT) = 27
TOTAL REQUIRED	203 SPACES

PARKING PROVIDED

TOWNHOUSE	176 (GARAGE SPACES)
	176 (PAD SPACES)
GUEST	17 (W/ 15 H/C)
TOTAL PROVIDED	369 SPACES

DENSITY CALCULATION (LOT A)

GROSS AREA:	12.09 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	- 0.00 AC.
NET AREA	12.09 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	- 1.07 AC.
NET AREA	11.02 AC.
DWELLING UNITS / NET ACRE	x 8 D.U./NET AC.
MAXIMUM ALLOWABLE DWELLING UNITS	88 D.U.
PROPOSED DWELLING UNITS	88 D.U.

OWNER / APPLICANT

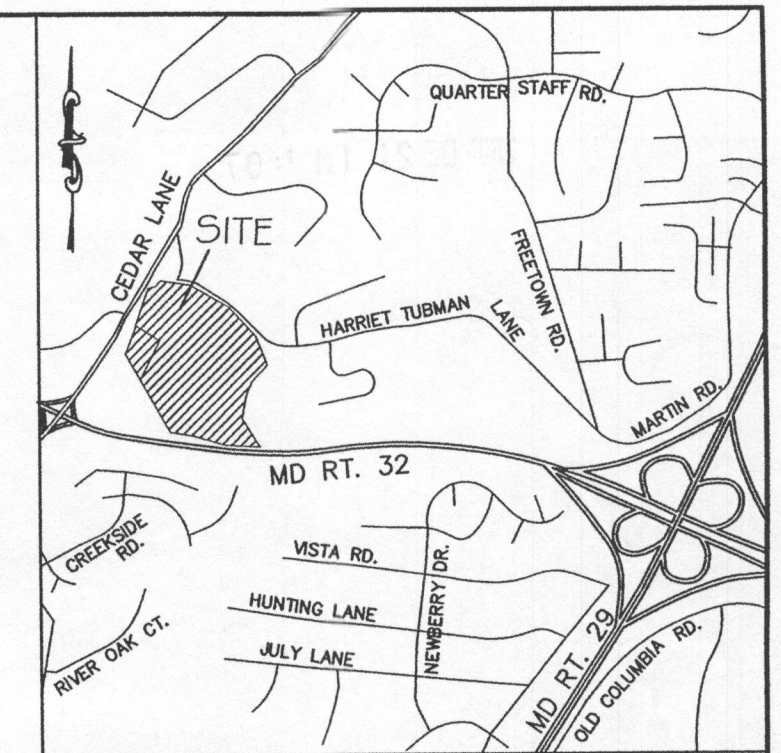
COATE INVESTMENT PROPERTIES, LLC  
6700 CEDAR LANE  
COLUMBIA, MARYLAND 21044-4040

DEVELOPER / CONTRACT PURCHASER

DALE THOMPSON BUILDERS  
6300 WOODSIDE COURT  
COLUMBIA, MARYLAND 21045

EXISTING SITE DATA

TOTAL AREA	29.32 AC.
COATE	88% (25.90 AC.)
RSA-8 ZONE	
PETERS	12% (3.42 AC.)
POR ZONE	
AREA OF FLOODPLAINS:	4.55 AC.
AREA OF WETLANDS:	0.05 AC.
25% SLOPE FOR DENSITY	2.92 AC.
25% SOPE PROTECTED	1.75 AC.



VICINITY MAP

SCALE: 1" = 2000'

HOWARD COUNTY CONTROL STATIONS

30GA	ELEV. = 340.61
STANDARD DISC ON CONCRETE MONUMENT	
N 566,053.58, E 1,352,177.63	
36BA	ELEV. = 417.46
STANDARD DISC ON CONCRETE MONUMENT	
N 562,135.53, E 1,357,571.64	

SITE DATA - POR ZONE (LOT C)

BANK:	4,000 SF
OFFICE (2 STORY):	46,000 SF
ELDERLY APARTMENTS:	48
( OF 4TH FLOORS)	

PARKING REQUIRED

BANK:	4 X 5 = 20
OFFICE:	50 X 3.3 = 165
E.A:	48 X 1 = 48
TOTAL REQUIRED:	233 SPACES

PARKING PROVIDED

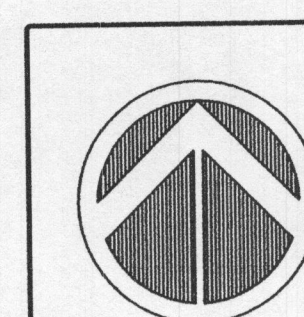
SURFACE:	218
UNDER BUILDINGS:	90
TOTAL PROVIDED:	308 SPACES
EXCESS PARKING:	308 - 233 = 75
ADDITIONAL OFFICE PARKING:	75/50 = 1.5
PROVIDED OFFICE PARKING:	4.8/1000

LOT D (BANK)

GROSS SITE AREA:	0.64 AC.
TOTAL STEEP SLOPES:	0.00 AC.
STEEP SLOPES WITHIN FLOODPLAIN:	0.00 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	0.00 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	0.00 AC.

LOT E (OPEN SPACE)

GROSS SITE AREA:	4.55 AC.
TOTAL STEEP SLOPES:	0.61 AC.
STEEP SLOPES WITHIN FLOODPLAIN:	0.61 AC.
STEEP SLOPES NOT WITHIN FLOODPLAIN:	0.00 AC.
ULTIMATE 100-YEAR FLOODPLAIN:	4.55 AC.



**AB CONSULTANTS, INC.**  
9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20706  
PHONE: (301) 306-3091  
FAX: (301) 306-3092

CONTACT: DAVID T. DOWS PHONE: 301-306-3091 \*25

PROJECT

**RIVERDALE**  
**COVER SHEET**

5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAPS 35 & 41, PARCELS 44, 116, 258

PROJECT NO.	03.002
SCALE:	1"=200'
DATE:	12/20/04
DRAWN BY:	GTH
CHECKED BY:	DTD
SHEET:	1 OF 4