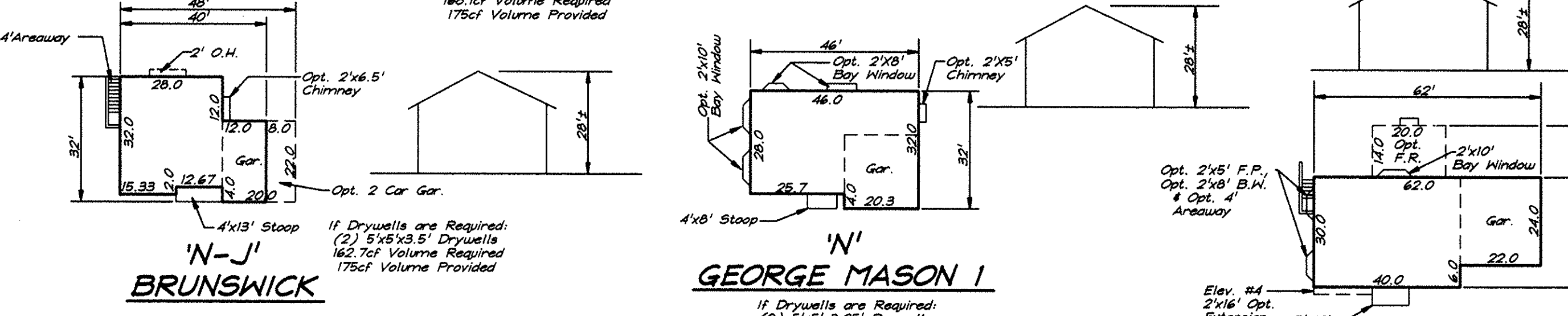


**JAMES MONROE**  
If Drywells are Required:  
(2) 6'x6'x2.75' Drywells  
184.6cf Volume Required  
198cf Volume Provided

**LIBERTY**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
168.1cf Volume Required  
175cf Volume Provided

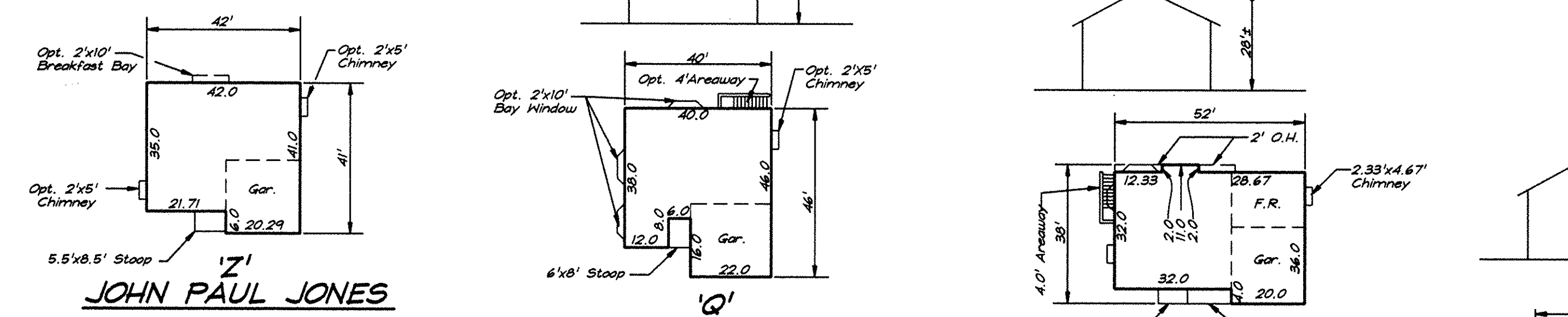
**JOHN ADAMS**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
190.2cf Volume Required  
216cf Volume Provided



**'N'-J' BRUNSWICK**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
185.4cf Volume Required  
175cf Volume Provided

**'N' GEORGE MASON I**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
168.1cf Volume Required  
175cf Volume Provided

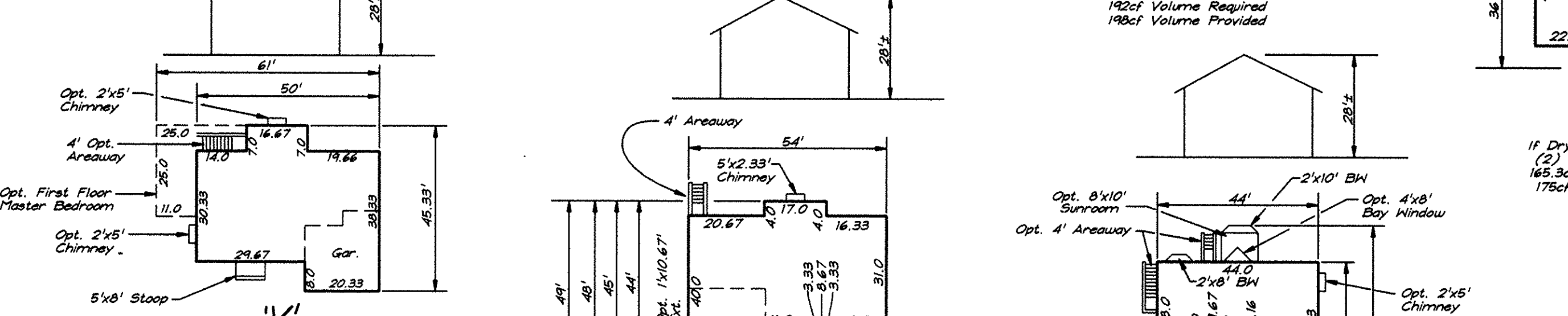
**'D-2' BENJAMIN FRANKLIN 2**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
186.4cf Volume Required  
198cf Volume Provided



**'Z' JOHN PAUL JONES**  
If Drywells are Required:  
(2) 6'x6'x2.75' Drywells  
193.5cf Volume Required  
198cf Volume Provided

**'Q' PATRIOT**  
If Drywells are Required:  
(2) 6'x6'x2.75' Drywells  
181.2cf Volume Required  
198cf Volume Provided

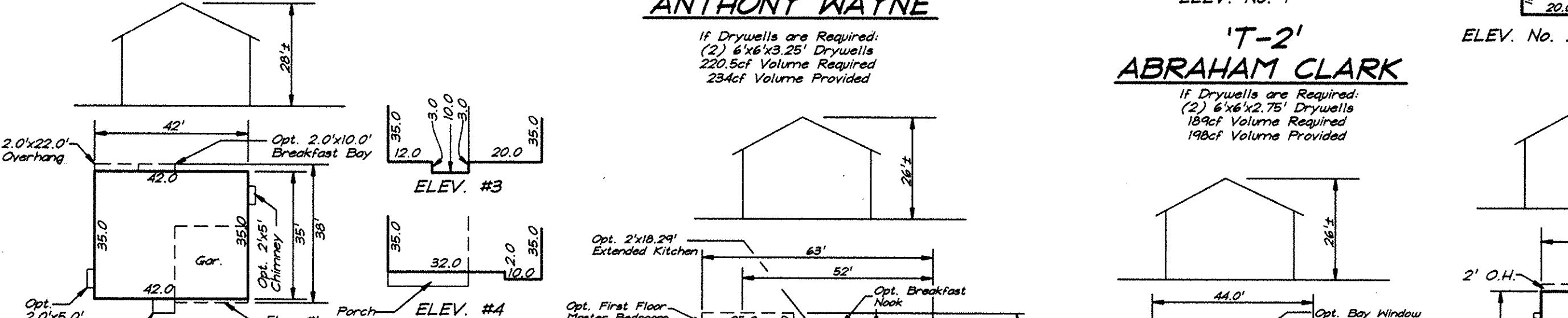
**'O' FRANCIS SCOTT KEY**  
If Drywells are Required:  
(2) 6'x6'x2.75' Drywells  
192cf Volume Required  
198cf Volume Provided



**'V' THE VICTORY**  
If Drywells are Required:  
(2) 6'x6'x2.75' Drywells  
193.5cf Volume Required  
198cf Volume Provided

**'W' ANTHONY WAYNE**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
220.5cf Volume Required  
234cf Volume Provided

**'T-2' ABRAHAM CLARK**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
198.8cf Volume Required  
216cf Volume Provided



**'Y' PATRICK HENRY**  
If Drywells are Required:  
(2) 6'x6'x2.75' Drywells  
169.7cf Volume Required  
180cf Volume Provided

**'S' MOLLY PITCHER**  
If Drywells are Required:  
(2) 6'x6'x3' Drywells  
180.4cf Volume Required  
198cf Volume Provided

**'T' BENJAMIN BANEKER**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
180.4cf Volume Required  
198cf Volume Provided

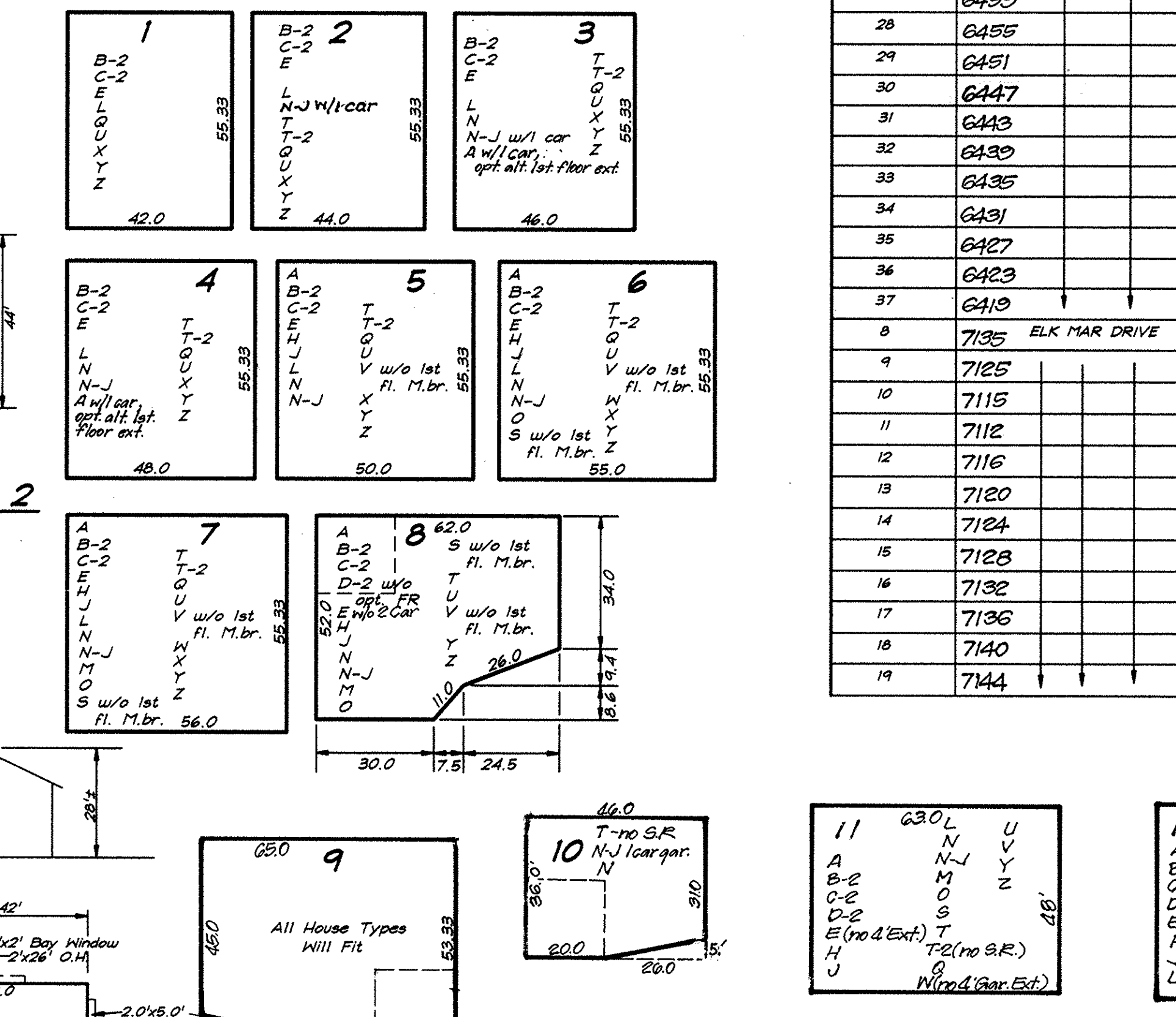
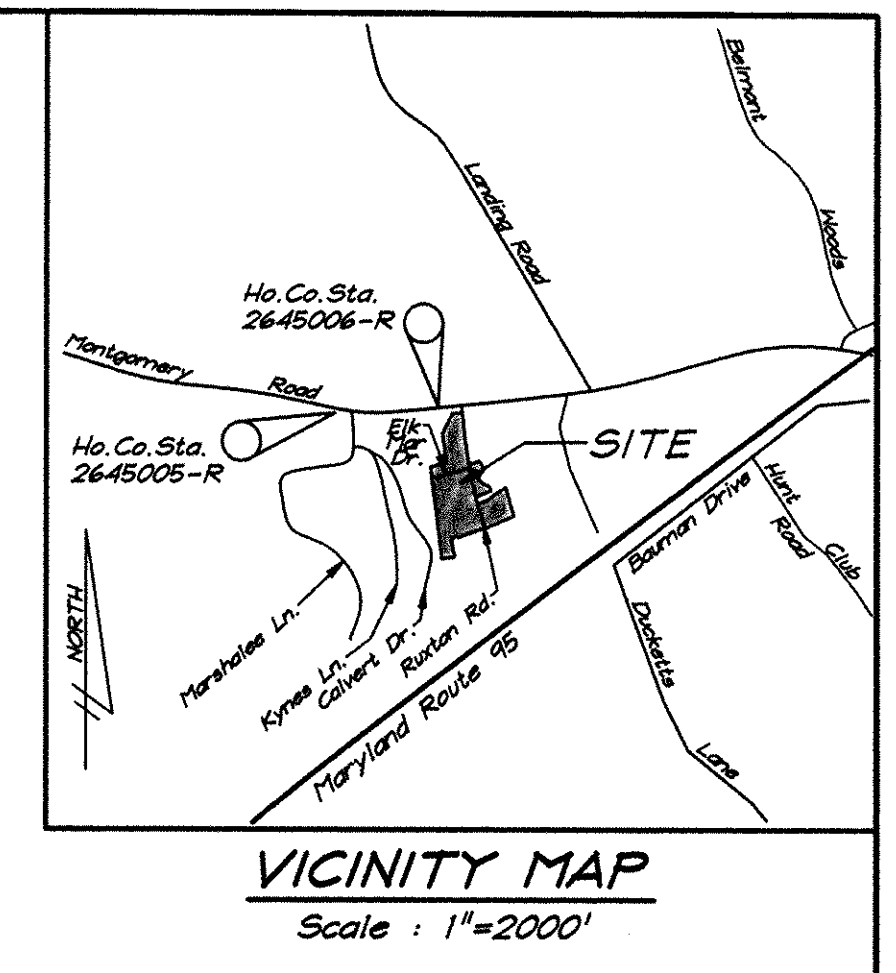
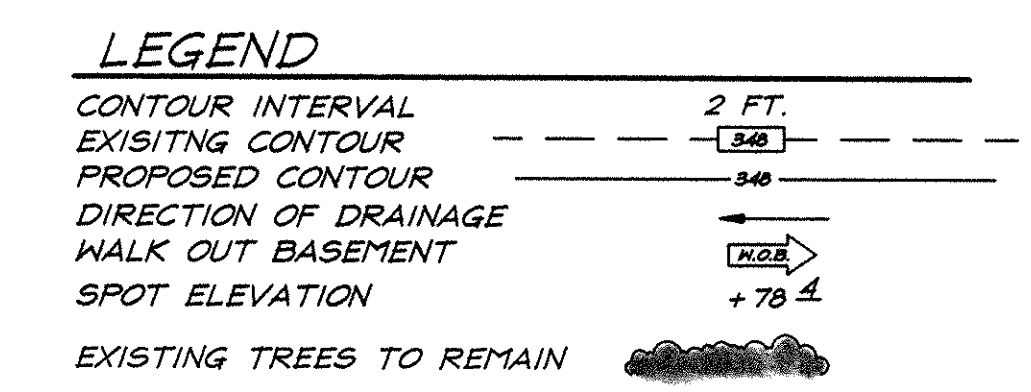
**'X' DOLLY MADISON**  
If Drywells are Required:  
(2) 6'x6'x3.5' Drywells  
235.5cf Volume Required  
252cf Volume Provided

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
11	16,964 SF	2,891 SF	14,073 SF			14,073 SF
12	16,611 SF	2,443 SF	14,168 SF			14,168 SF
13	16,031 SF	1,956 SF	14,075 SF			14,075 SF
14	15,465 SF	1,465 SF	14,000 SF			14,000 SF
15	14,990 SF	990 SF	14,000 SF			14,000 SF
29	15,466 SF	1,466 SF	14,000 SF			14,000 SF
30	15,156 SF	1,156 SF	14,000 SF			14,000 SF
31	15,156 SF	1,156 SF	14,000 SF			14,000 SF
32	15,590 SF	1,590 SF	14,000 SF			14,000 SF

**ADDRESS CHART**

LOT NUMBER	STREET ADDRESS
3	6404 RUXTON DRIVE
4	6408
5	6412
6	6416
7	7145 ELK MAR DRIVE
20	6432 Ruxton Drive
21	6436
22	6440
23	6444
24	6448
25	6452
26	6456
27	6459
28	6455
29	6451
30	6447
31	6443
32	6439
33	6435
34	6431
35	6427
36	6423
37	6419
8	7135 ELK MAR DRIVE
9	7125
10	7115
11	7112
12	7116
13	7120
14	7124
15	7128
16	7132
17	7136
18	7140
19	7144



- GENERAL NOTES:**
- Subject property is zoned : R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is : 11.94 Acres
  - The total number of lots included in this submission is : 35
  - Improvement to property : Single Family Detached
  - SHC Elevation's shown are at the Property Line.
  - Department of Planning and Zoning reference file numbers are : S-94-34;F-84-160;F-94-54;P-96-09;F-96-165;
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract # 14-3529-D , approved Road Construction plans F-96-165.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans F-96-165 prepared by Mildenberg, Boender & Assoc., Inc in May 1997.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos. : 2645005-R and 2645006-R.
  - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R-6.03 & R-6.05.
  - Stormwater Management is provided by Extended Detention and Bio Retention. Facilities are Privately owned and maintained, per F-96-165.
  - Drywells are required on Lots 29 thru 32 & 35 thru 37. Drywell size to be determined by house type chosen. See House Templates, this sheet.
  - In accordance with section 128.a.1.b. of zoning regulations. bay windows, chimneys & Aareways not more than 10' in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
  - No clearing, grading or construction is permitted within Wetland and Stream Buffers or Forest Conservation Easements.
  - Temporary Stormwater Management is provided in traps & basins per F-96-165.
  - This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety for this required 13 trees in the amount of \$1300.00 is part of the Builders Grading Permit application. Lot 7 requires 0 trees @ \$100.00 Surety. Lot 10 requires 7 trees @ \$700.00 Surety.

**SHEET INDEX**

DESCRIPTION	SHEET No.
COVER SHEET	1 of 6
SITE DEVELOPMENT PLAN	2 & 3 of 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 of 6

**BENCHMARKS:**

#1 Elevation 291.93  
N 501,966.231 E 869,453.612

#2 Elevation NVA  
N 501,884.354 E 869,482.835

**OWNER / DEVELOPER**  
LAND DESIGN AND DEVELOPMENT INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-165 and/or approved Water and Sewer Plans Contract #14-3529-D.

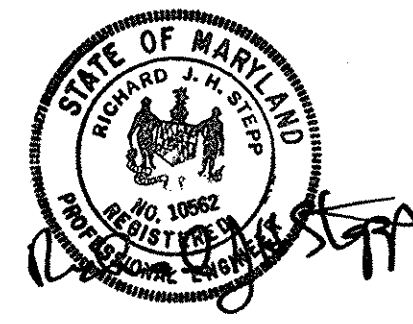
SUBDIVISION NAME	SECTION/AREA	LOTS/PARCELS
RAUSCH PROPERTY		3 thru 37
PLAT NO. 19134 thru 19137	BLOCK NO. 6 & 12	ZONE R-20
	TAX MAP NO. 37	ELECTION DIST. 1st
		CENSUS TRACT 6011.01
WATER CODE 1-12	SEWER CODE 6652500	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Richard Blood* 7/2/98  
Chief, Development Engineering Division MK  
Date

*Richard Blood* 7/9/98  
Chief, Division of Land Development  
Date

*Harold S. Campbell* 7/10/98  
Director  
Date



**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

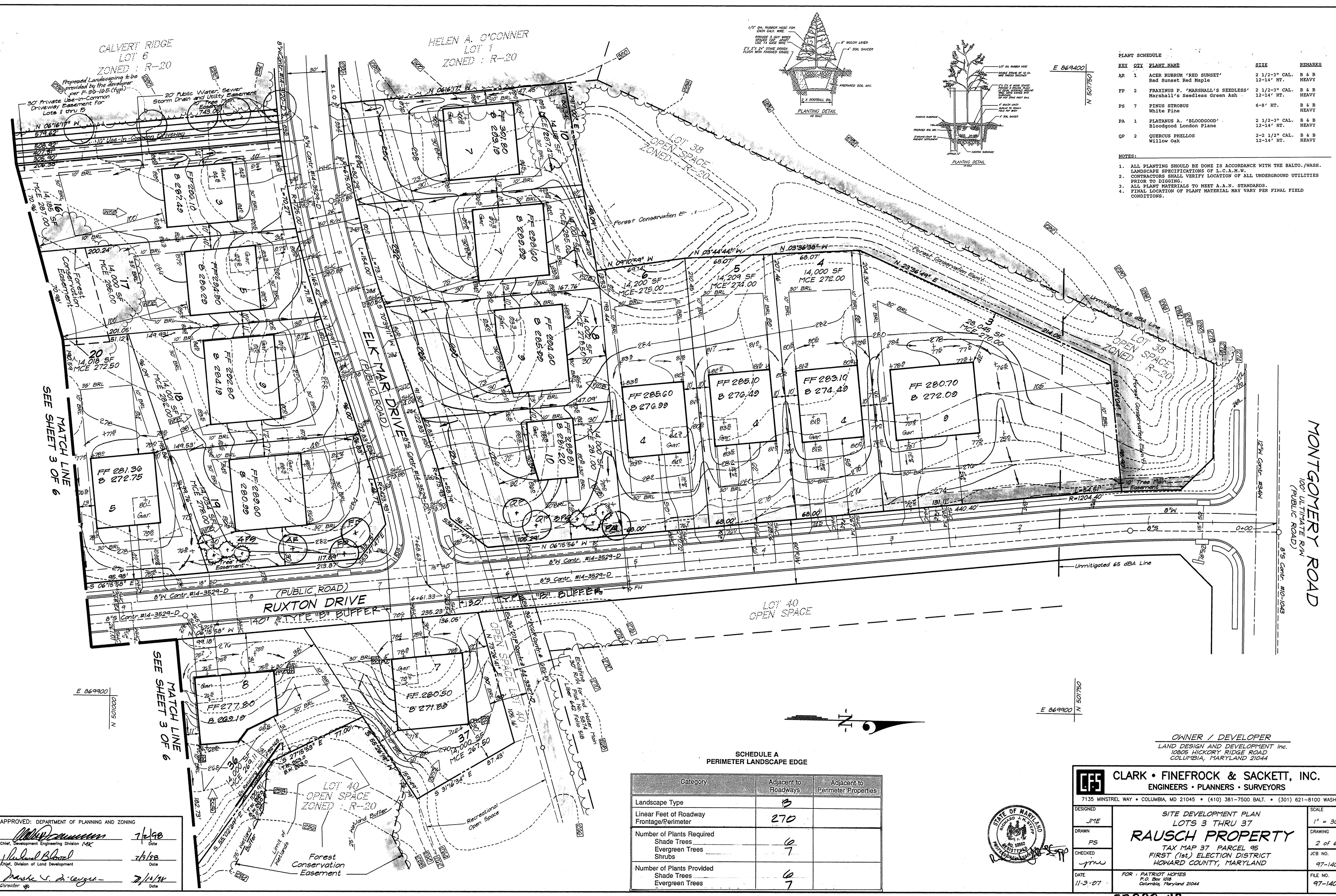
7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JME  
DRAWN: PS  
CHECKED: jme  
DATE: 11-3-97

**SITE DEVELOPMENT PLAN**  
LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
TAX MAP 37 PARCEL 95  
FIRST (1st) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'  
DRAWING: 1 of 6  
JOB NO.: 97-140  
FILE NO.: 97-140x

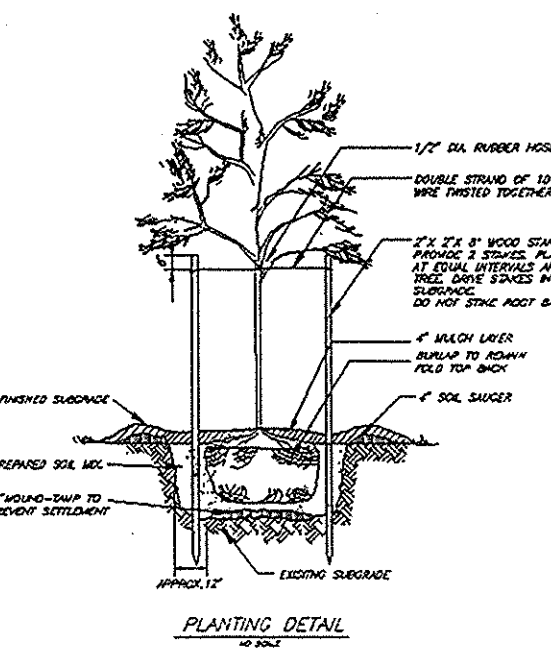
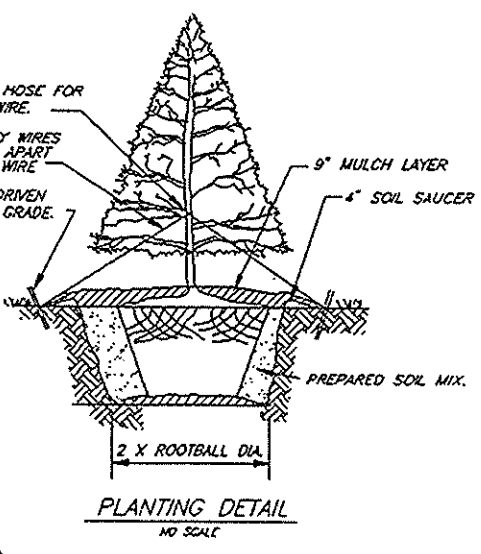
FOR: PATRIOT HOMES  
P.O. Box 108  
Columbia, Maryland 21044



**PLANT SCHEDULE**

KEY	QTY	PLANT NAME	SIZE	REMARKS
AR	1	ACER RUBRUM 'RED SUNSET' Red Sunset Red Maple	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
FP	2	FRAXINUS P. 'MARSHALL'S SEEDLESS' Marshall's Seedless Green Ash	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
PS	7	PINUS STROBUS White Pine	6-8' HT.	B & B HEAVY
PA	1	PLATANUS A. 'BLOODGOOD' Bloodgood London Plane	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
QP	2	QUERCUS PHELLOS Willow oak	2-2 1/2" CAL. 12-14' HT.	B & B HEAVY

- NOTES:**
- ALL PLANTING SHOULD BE DONE IN ACCORDANCE WITH THE BALTO./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W. PRIOR TO DIGGING.
  - CONTRACTORS SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - ALL PLANT MATERIALS TO MEET A.A.N. STANDARDS.
  - FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.



**SCHEDULE A PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	
Linear Feet of Roadway Frontage/Perimeter	270	
Number of Plants Required		
Shade Trees	9	
Evergreen Trees	7	
Shrubs		
Number of Plants Provided		
Shade Trees	6	
Evergreen Trees	7	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/2/98 Date  
 Chief, Development Engineering Division MKK

*[Signature]* 7/9/98 Date  
 Chief, Division of Land Development

*[Signature]* 7/12/98 Date  
 Director

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JME  
 DRAWN: PS  
 CHECKED: jmw  
 DATE: 11-3-07

**SITE DEVELOPMENT PLAN**  
 LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
 TAX MAP 37 PARCEL 95  
 FIRST (1st.) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
 DRAWING: 2 of 6  
 JOB NO.: 97-140  
 FILE NO.: 97-140X

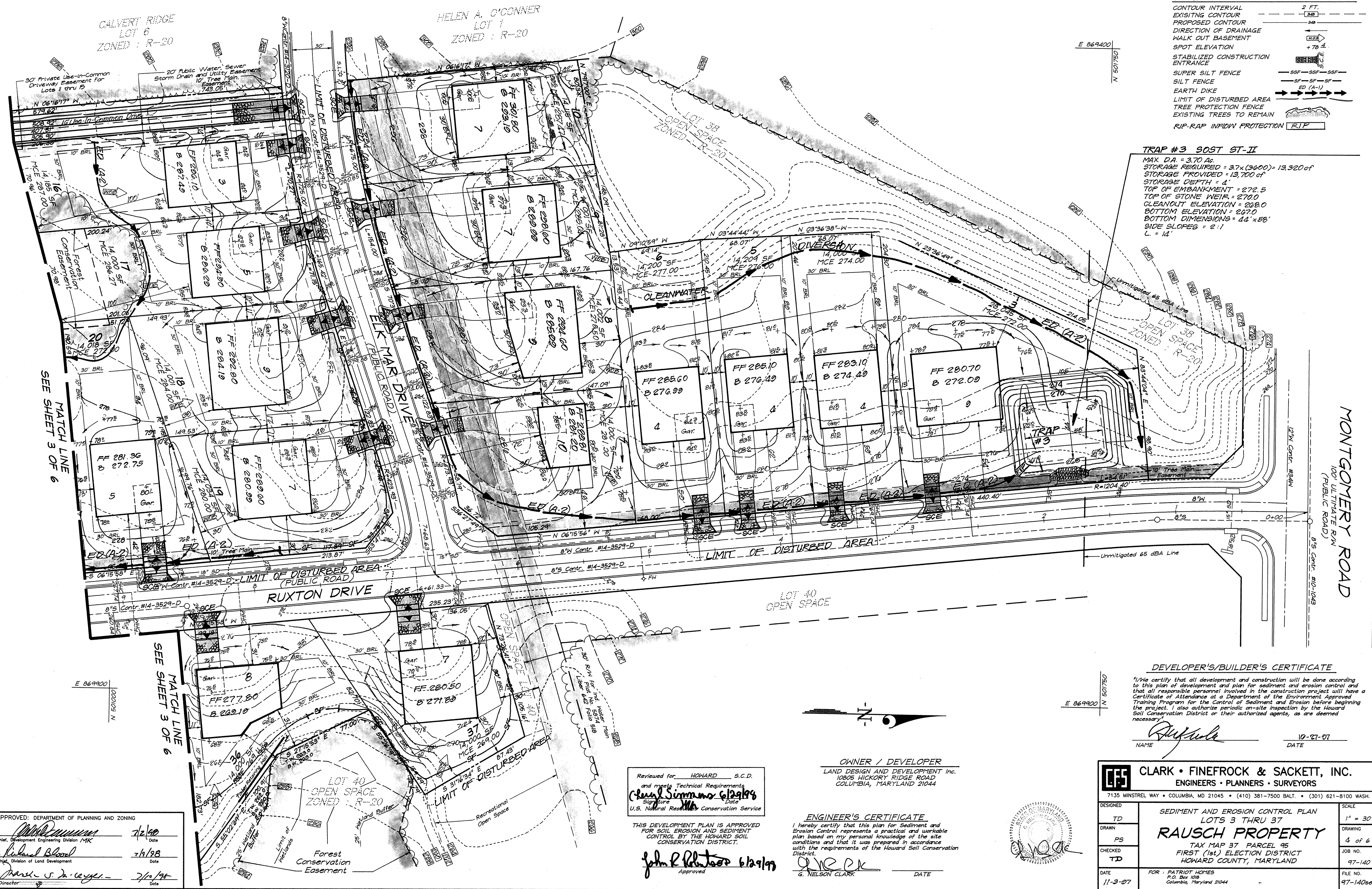
FOR: PATRIOT HOMES  
 P.O. Box 1019  
 Columbia, Maryland 21044

SOP98-49

**LEGEND**

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	→
WALK OUT BASEMENT	→
SPOT ELEVATION	+78.4
STABILIZED CONSTRUCTION ENTRANCE	→
SUPER SILT FENCE	---SSF---SSF---SSF---
SILT FENCE	---SF---SF---SF---
EARTH DIKE	→ ED (A-1) →
LIMIT OF DISTURBED AREA	---
TREE PROTECTION FENCE	---
EXISTING TREES TO REMAIN	---
RIP-RAP INFLOW PROTECTION	RIP

**TRAP #3 90ST ST-II**  
 MAX. D.A. = 3.70 AG.  
 STORAGE REQUIRED = 3.7 x (3600) = 13,320 CF  
 STORAGE PROVIDED = 13,700 CF  
 STORAGE DEPTH = 4'  
 TOP OF EMBANKMENT = 272.5  
 TOP OF STONE WEIR = 270.0  
 CLEANOUT ELEVATION = 268.0  
 BOTTOM ELEVATION = 267.0  
 BOTTOM DIMENSIONS = 44' x 58'  
 SIDE SLOPES = 2:1  
 L = 14'



**DEVELOPER'S/BUILDER'S CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

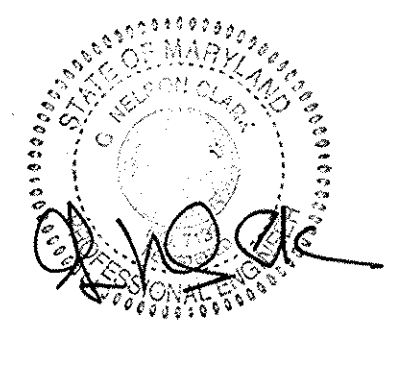
NAME: *Rausch* DATE: 10-27-07

**OWNER / DEVELOPER**  
 LAND DESIGN AND DEVELOPMENT INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

**ENGINEER'S CERTIFICATE**  
 I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.  
 G. NELSON CLARK  
 DATE

Reviewed for HOWARD S.C.D. and meets Technical Requirements  
 Cheryl Simmons 6/29/98  
 Signature Date  
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 John R. Blanton 6/29/99  
 Approved



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Department Engineering Division MK 7/2/00  
 Chief, Division of Land Development 7/1/98  
 Director 7/1/94

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS		7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.
DESIGNED	TD	SCALE
DRAWN	PS	1" = 30'
CHECKED	TD	DRAWING
DATE	11-3-07	4 of 6
<b>SEDIMENT AND EROSION CONTROL PLAN</b> <b>LOTS 3 THRU 37</b> <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		JOB NO. 97-140
FOR: PATRIOT HOMES P.O. Box 1018 Columbia, Maryland 21044		FILE NO. 97-140se

**LEGEND**

CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	→
WALK OUT BASEMENT	WOB
SPOT ELEVATION	x 70.4
STABILIZED CONSTRUCTION ENTRANCE	---
SUPER SILT FENCE	---
SILT FENCE	---
LIMIT OF DISTURBED AREA	---
TREE PROTECTION FENCE	---
EXISTING TREES TO REMAIN	---
PROPOSED EARTH DIKE	---
Rip-Rap Inflow Protection	RIP

**TRAP #2 800T ST-II**  
 MAX. D.A. = 1.2 AC  
 STORAGE REQUIRED = 1.2 x (2000) = 2400 CF  
 STORAGE PROVIDED = 4400 CF  
 STORAGE DEPTH = 4 FT. (2' DRY, 2' WET)  
 TOP OF EMBANKMENT = 265.0  
 CLEAN OUT ELEV. = 263.0  
 BOTTOM ELEV. = 260.0  
 BOTTOM DIMENSIONS = 15' x 44'  
 SIDE SLOPES = 2:1  
 L = 6'

**TRAP #1 800T ST-II**  
 MAX. D.A. = 3.0 AC  
 STORAGE REQUIRED = 3.0 x (2000) = 10,000 CF  
 STORAGE PROVIDED = 11,000 CF  
 STORAGE DEPTH = 4 FT. (2' DRY, 2' WET)  
 TOP OF EMBANKMENT = 258.5  
 CLEAN OUT ELEV. = 248.5  
 BOTTOM ELEV. = 247.5  
 BOTTOM DIMENSIONS = 15' x 85'  
 SIDE SLOPES = 2:1  
 L = 12'

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division MK 2/2/07  
 Chief, Division of Land Development 2/1/07  
 Director 2/10/07

Reviewed for HOWARD S.C.D. and meets Technical Requirements  
 Signature: *John R. Robinson* 2/29/07  
 U.S. Natural Resources Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved: *John R. Robinson* 2/29/07

**DEVELOPER'S/BUILDER'S CERTIFICATE**

"We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

NAME: *Donald T. Ferron* DATE: 10-27-07

**ENGINEER'S CERTIFICATE**

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Approved: *G. Nelson Clark* DATE: \_\_\_\_\_

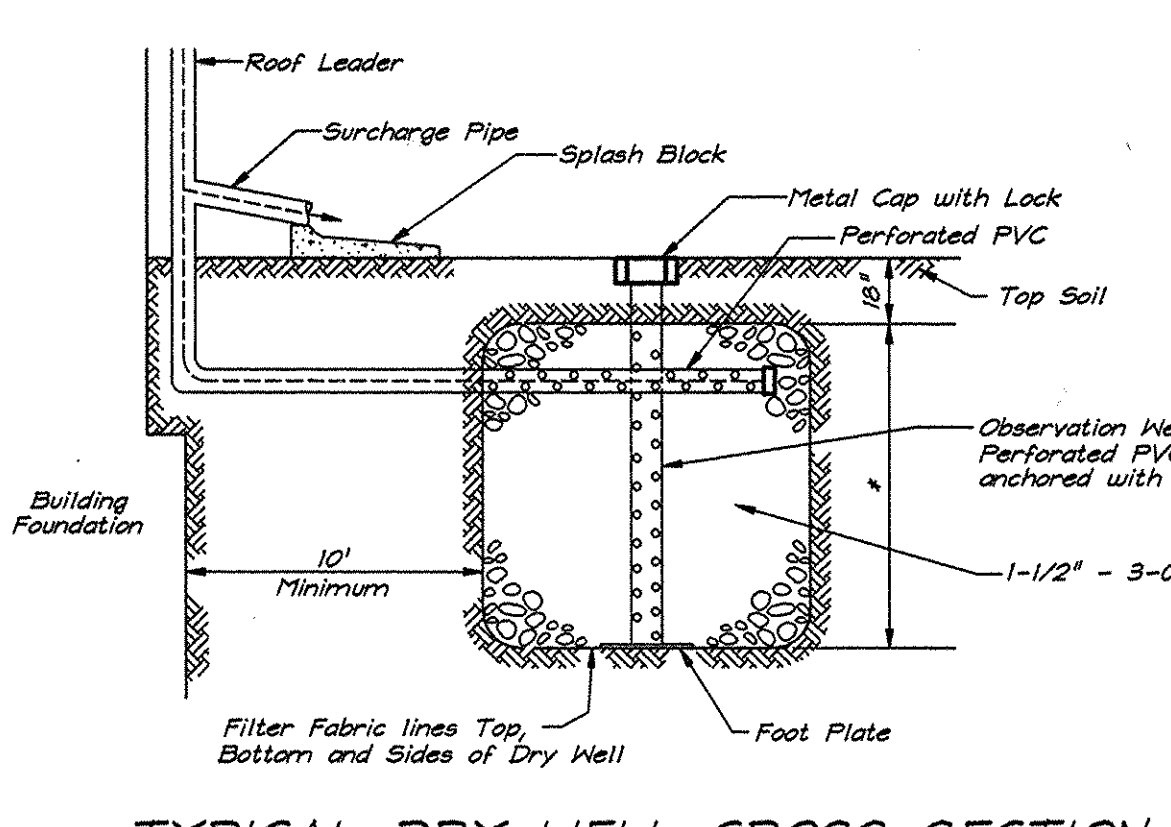
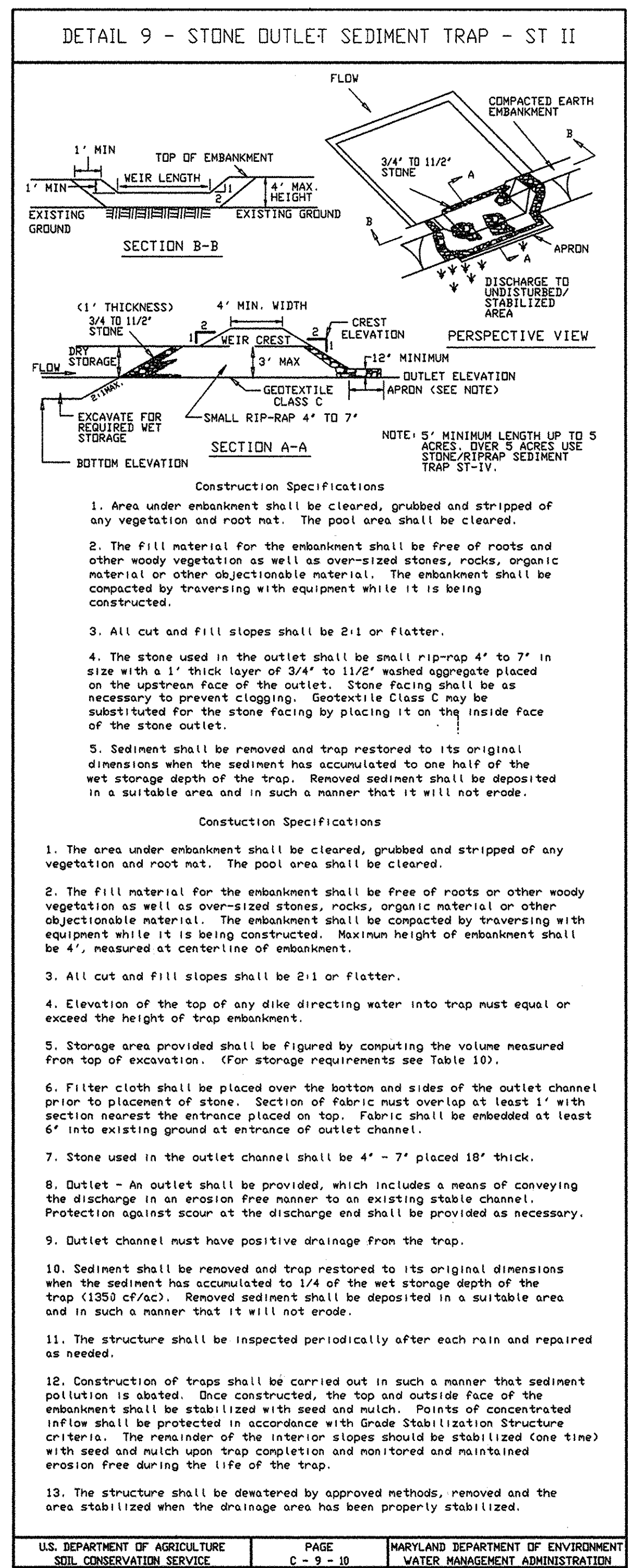


OWNER / DEVELOPER  
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 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JME TD	<b>SEDIMENT AND EROSION CONTROL PLAN</b> LOTS 3 THRU 37 <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE: 1" = 30'
DRAWN: PS		DRAWING: 5 of 6
CHECKED: TD		JOB NO.: 97-140
DATE: 11-3-07		FILE NO.: 97-140-9E

SOP 98-49



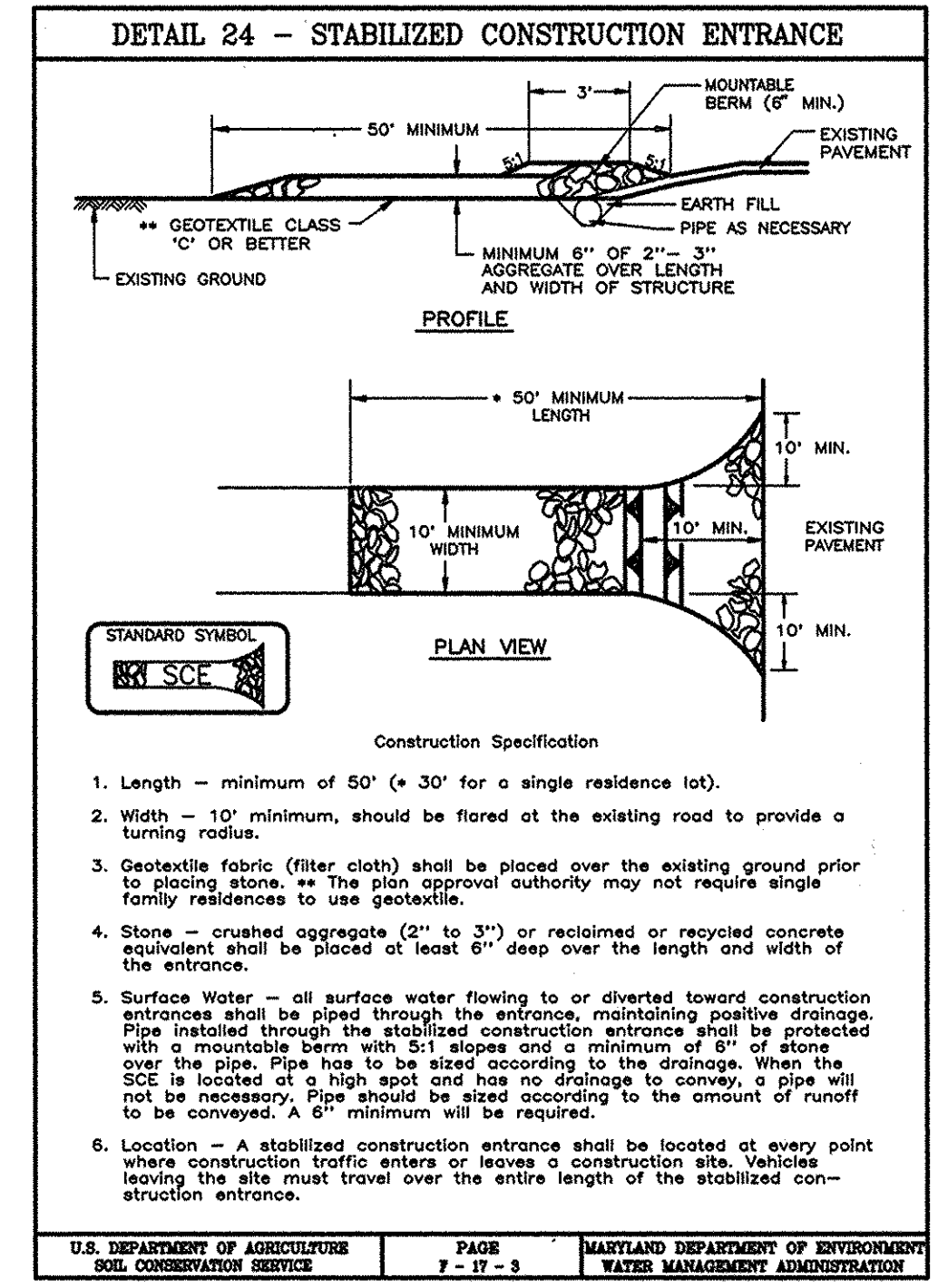
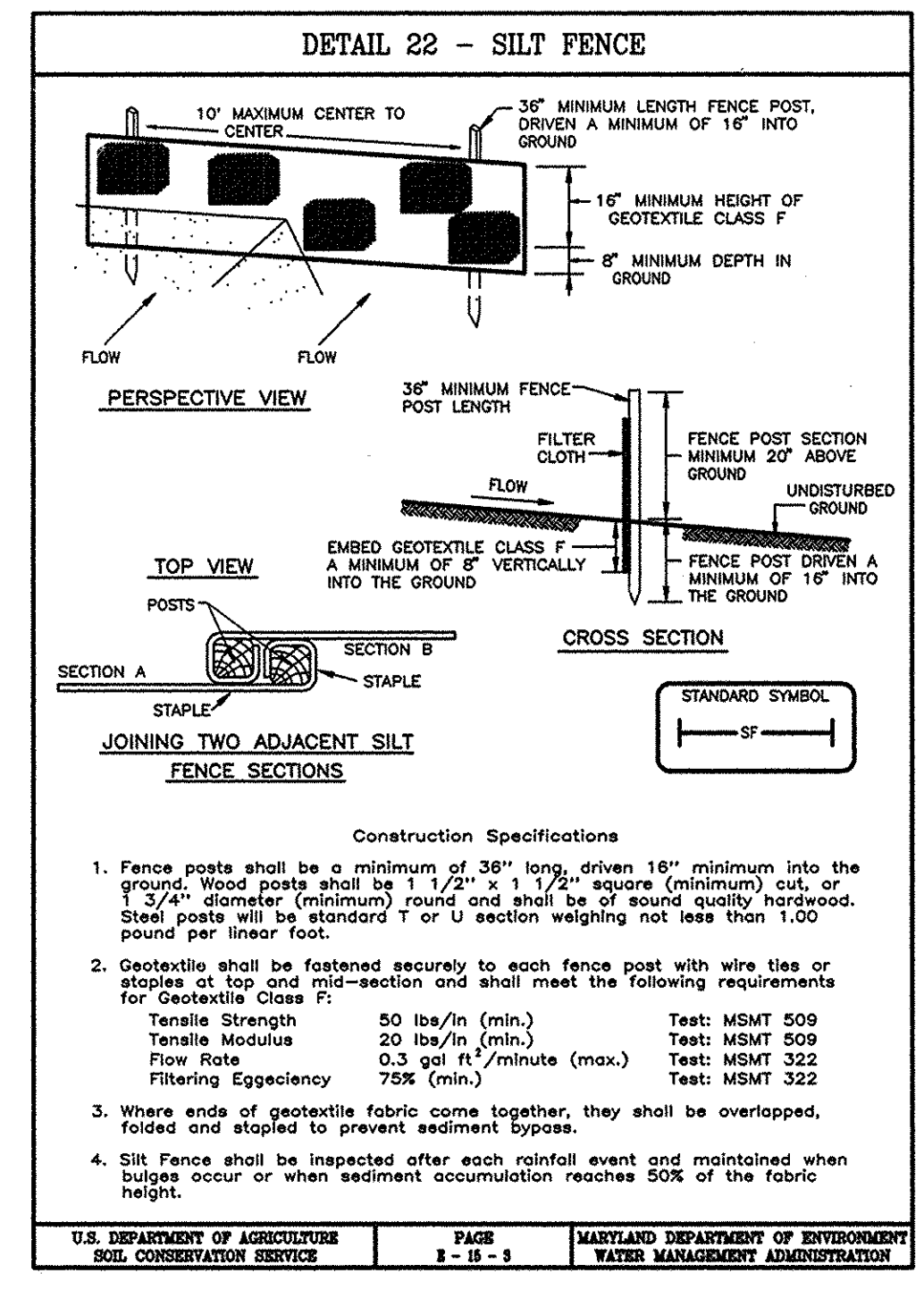
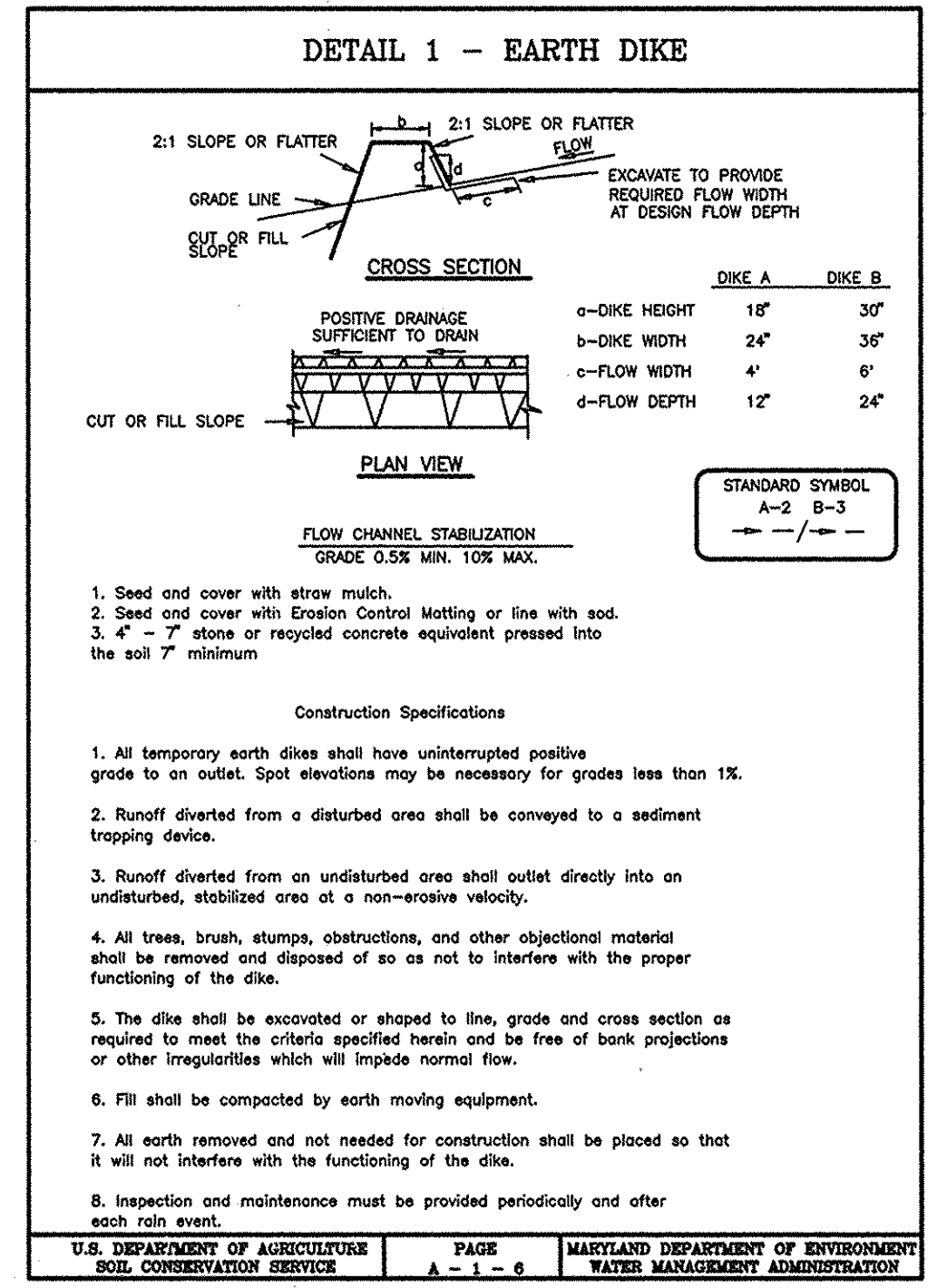
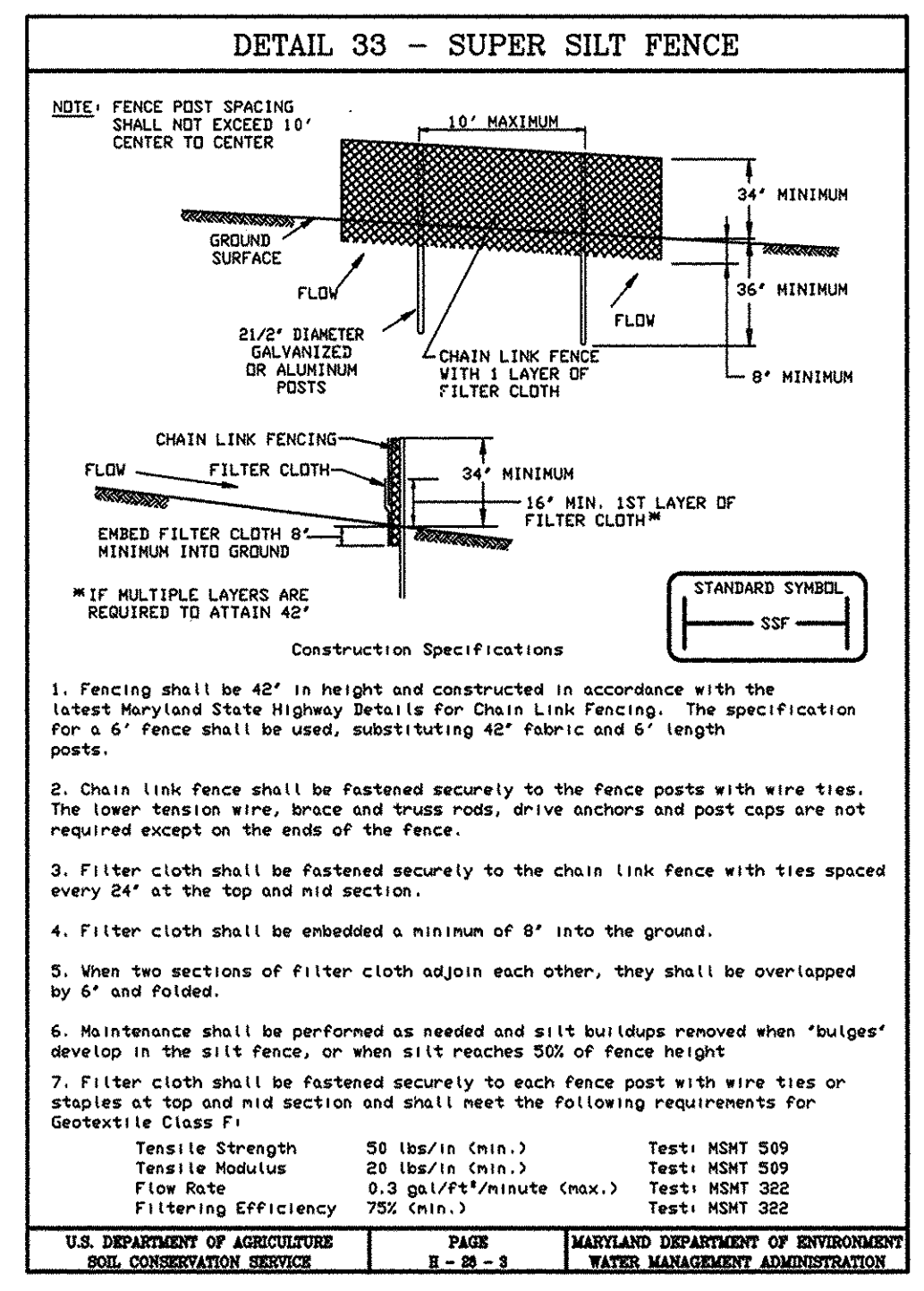
\* See sheet 1 of 6 for Drywell sizes on Lots 29 thru 32 & 35 thru 37.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK 2/6/00

Chief, Division of Land Development 2/6/00

Director S. A. Cayce 2/6/00



### 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition**

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Purpose**

To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil grade.

**Conditions where Practice Applies**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

For sites having disturbed areas over 5 acres:

- On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
  - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
  - Organic content of topsoil shall be not less than 1.5 percent by weight.
  - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
  - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- Place topsoil (if required) and apply soil amendments specified in 20.0 Vegetative Stabilization-Section 1-Vegetative Stabilization Methods and Materials.

**Topsoil Application**

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 6" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or planting can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

**SEEDING PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SEEDING:** For periods March 1 thru April 30, and August 1 thru October 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod, Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas or 1/2" to 3/4" of aggregate on slopes. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SEEDING:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

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**SEEDING:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** Use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./100 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureamorph fertilizer (9 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

**SEEDING:** For the periods March 1 thru April 30, and August 1 thru October 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod, Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas or 1/2" to 3/4" of aggregate on slopes. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**TEMPORARY SEEDING NOTES**

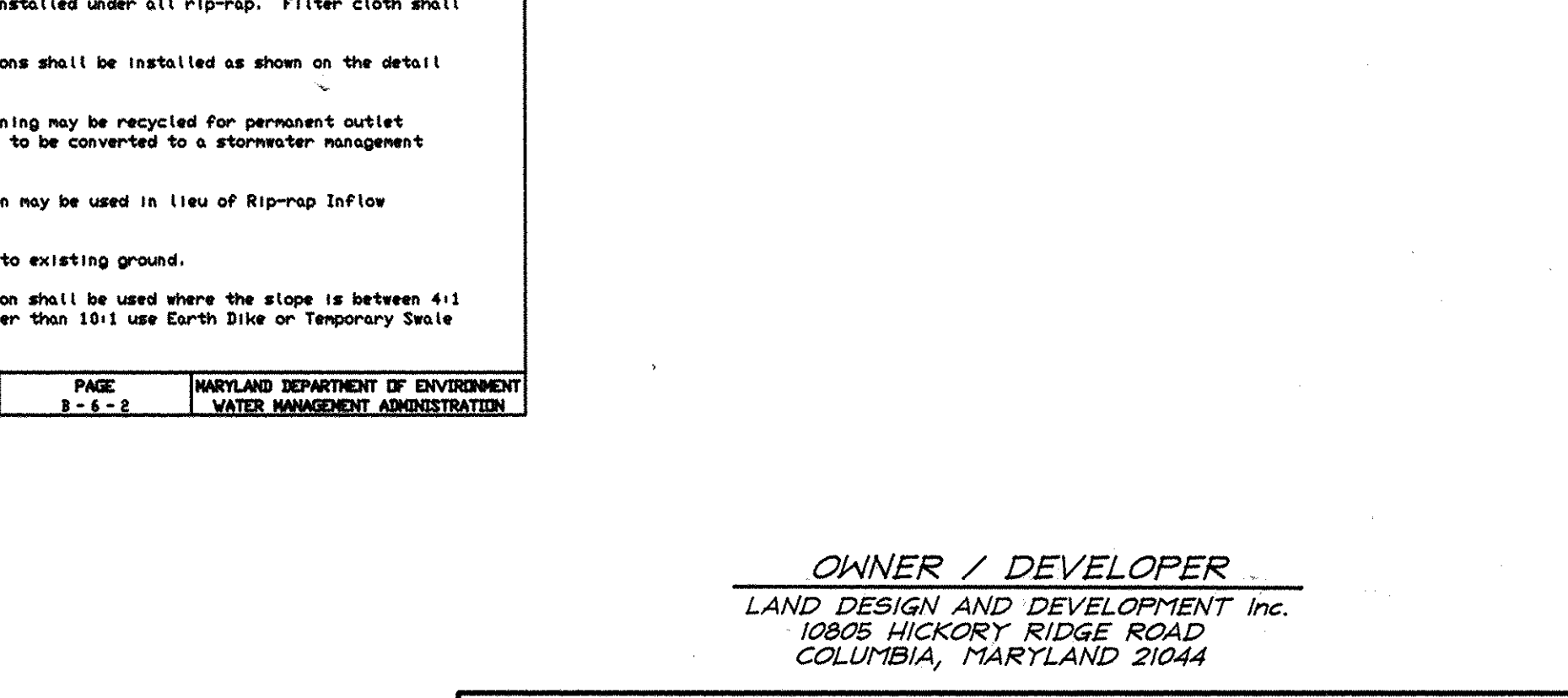
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**SEEDING:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

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**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.



OWNER / DEVELOPER

LAND DESIGN AND DEVELOPMENT Inc.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

DESIGNED TD  
DRAWN PS  
CHECKED TD  
DATE 11-3-97

SEDIMENT AND EROSION CONTROL DETAILS  
LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
TAX MAP 37 PARCEL 95  
FIRST (1st) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: PATRIOT HOMES  
P.O. Box 1018  
Columbia, Maryland 21044

SCALE No Scale  
DRAWING 6 of 6  
JOB NO. 97-140  
FILE NO. 97-140se

SDP 98-49

Reviewed for HOWARD S.C.D. and meet Technical Requirements

Chief, Soil Conservation Service 6/29/98

Signature Date

U.S. Natural Resource Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Reuter 6/29/98 Approved DATE 10-27-97

NAME DATE

G. NELSON CLARK DATE

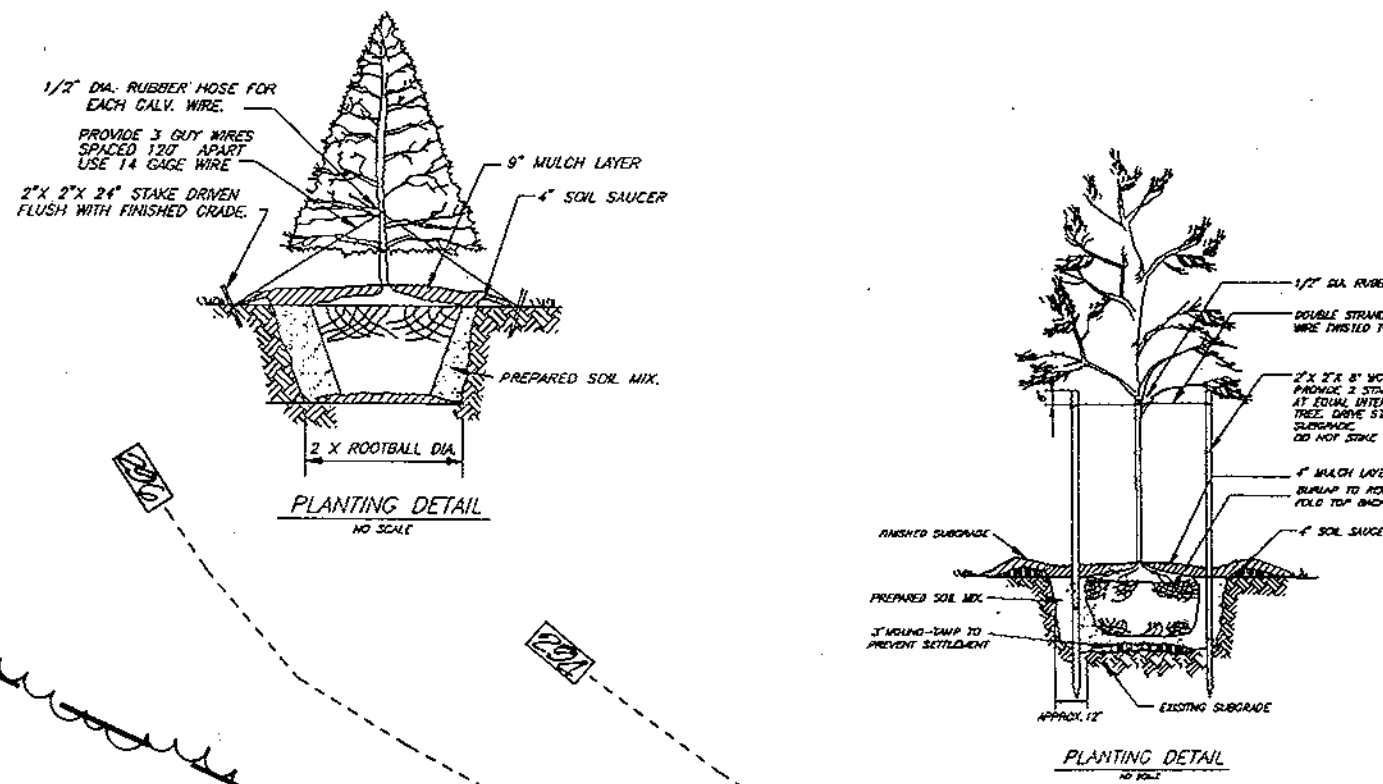
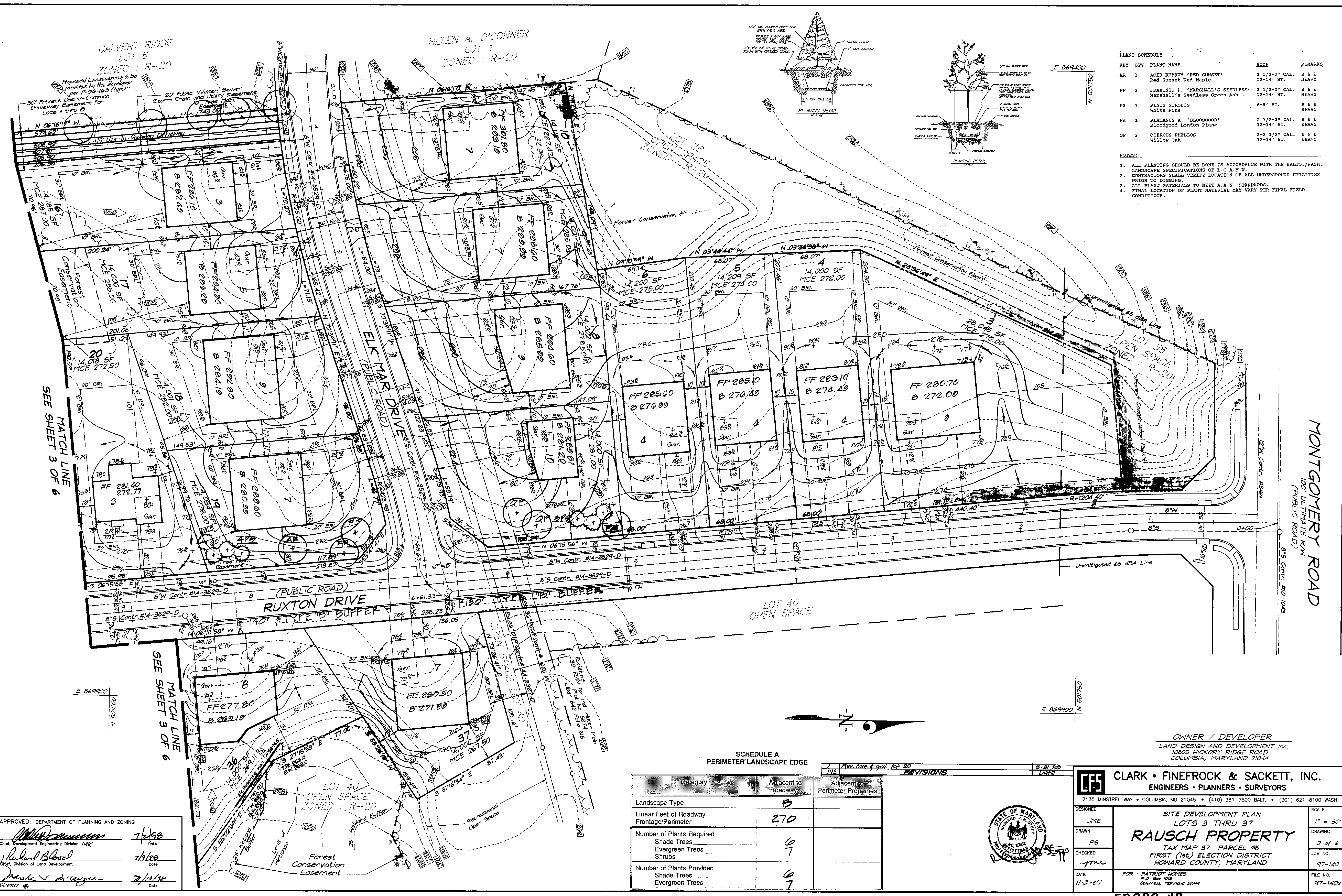
DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan of development and plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.

ENGINEER'S CERTIFICATE

I hereby certify that this plan for Sediment and Erosion Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

G. NELSON CLARK DATE



PLANT SCHEDULE

KEY	QTY	PLANT NAME	SIZE	REMARKS
AR	1	ACER RUBRUM 'RED SUNSET' Red Sunset Red Maple	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
FP	2	FRAXINUS P. 'MARSHALL'S SEEDLESS' Marshall's Seedless Green Ash	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
PS	7	PINUS STROBUS White Pine	6-8' HT.	B & B HEAVY
PA	1	PLATANUS A. 'BLOODGOOD' Bloodgood London Plane	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
QP	2	QUERCUS PHELLOS Willow Oak	2-2 1/2" CAL. 12-14' HT.	B & B HEAVY

- NOTES:
- ALL PLANTING SHOULD BE DONE IN ACCORDANCE WITH THE BALTO./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
  - CONTRACTORS SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - ALL PLANT MATERIALS TO MEET A.A.N. STANDARDS.
  - FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.

SCHEDULE A  
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	
Linear Feet of Roadway Frontage/Perimeter	270	
Number of Plants Required		
Shade Trees	6	
Evergreen Trees	7	
Shrubs		
Number of Plants Provided		
Shade Trees	6	
Evergreen Trees	7	

OWNER / DEVELOPER  
LAND DESIGN AND DEVELOPMENT INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 3 THRU 37</b> <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HONARD COUNTY, MARYLAND FOR: PATRIOT HOMES P.O. Box 1018 Columbia, Maryland 21044	SCALE 1" = 30'
DRAWN PS		DRAWING 2 of 6
CHECKED jme		JCB NO. 97-140
DATE 11-3-07		FILE NO. 97-140X

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/2/08 Date  
Chief, Development Engineering Division MK

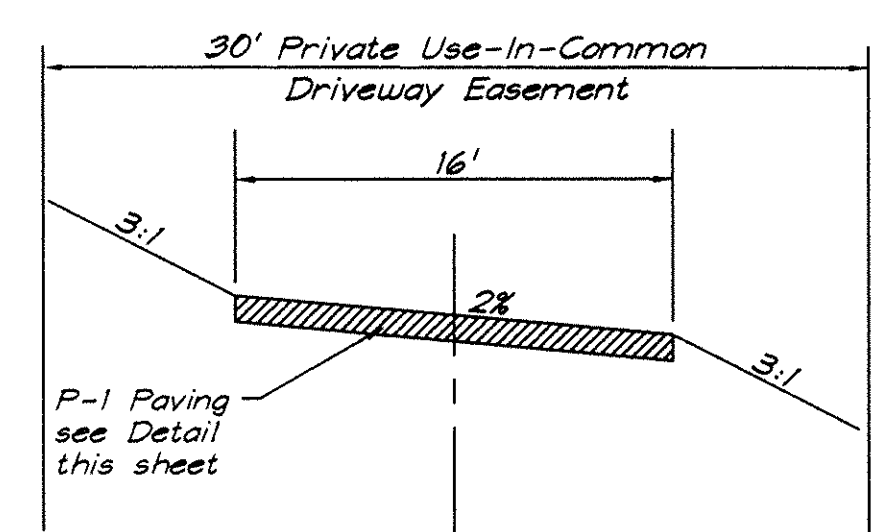
*[Signature]* 7/9/08 Date  
Chief, Division of Land Development

*[Signature]* 7/10/08 Date  
Director

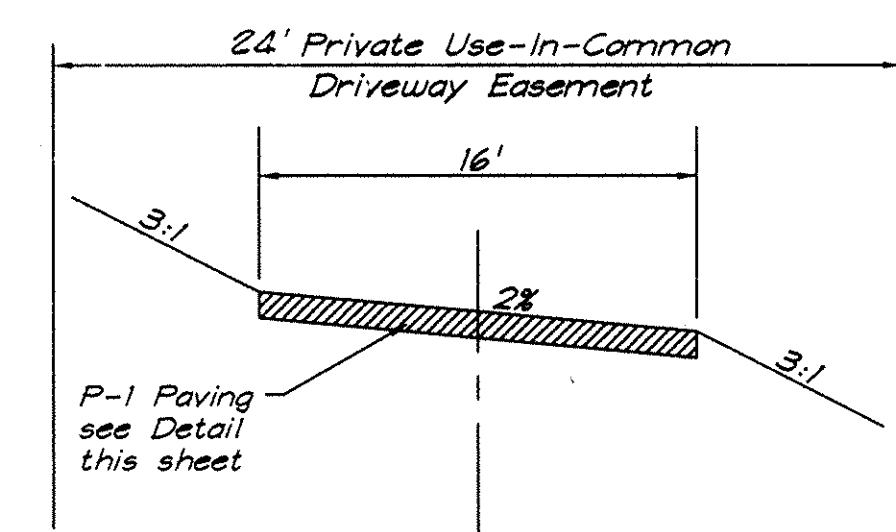


NO.	REVISIONS	DATE
1	REV. HSE & GRID LOT 35	12-15-98

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	Parking Bays, Apartments & Commercial-Industrial Zones with no heavy trucks	1" Bit. Conc. Surface	1" Bit. Conc. Surface 2" Bit. Conc. Base
	Travelways, Apartments & Commercial-Industrial Zones with no heavy trucks	4" Bit. Conc. Base	4" Graded Aggregate Base (GAB) 2" Bit. Conc. Base



TYPICAL DETAIL FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 11 THRU 15  
NO SCALE



TYPICAL DETAIL FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 29 THRU 32  
NO SCALE

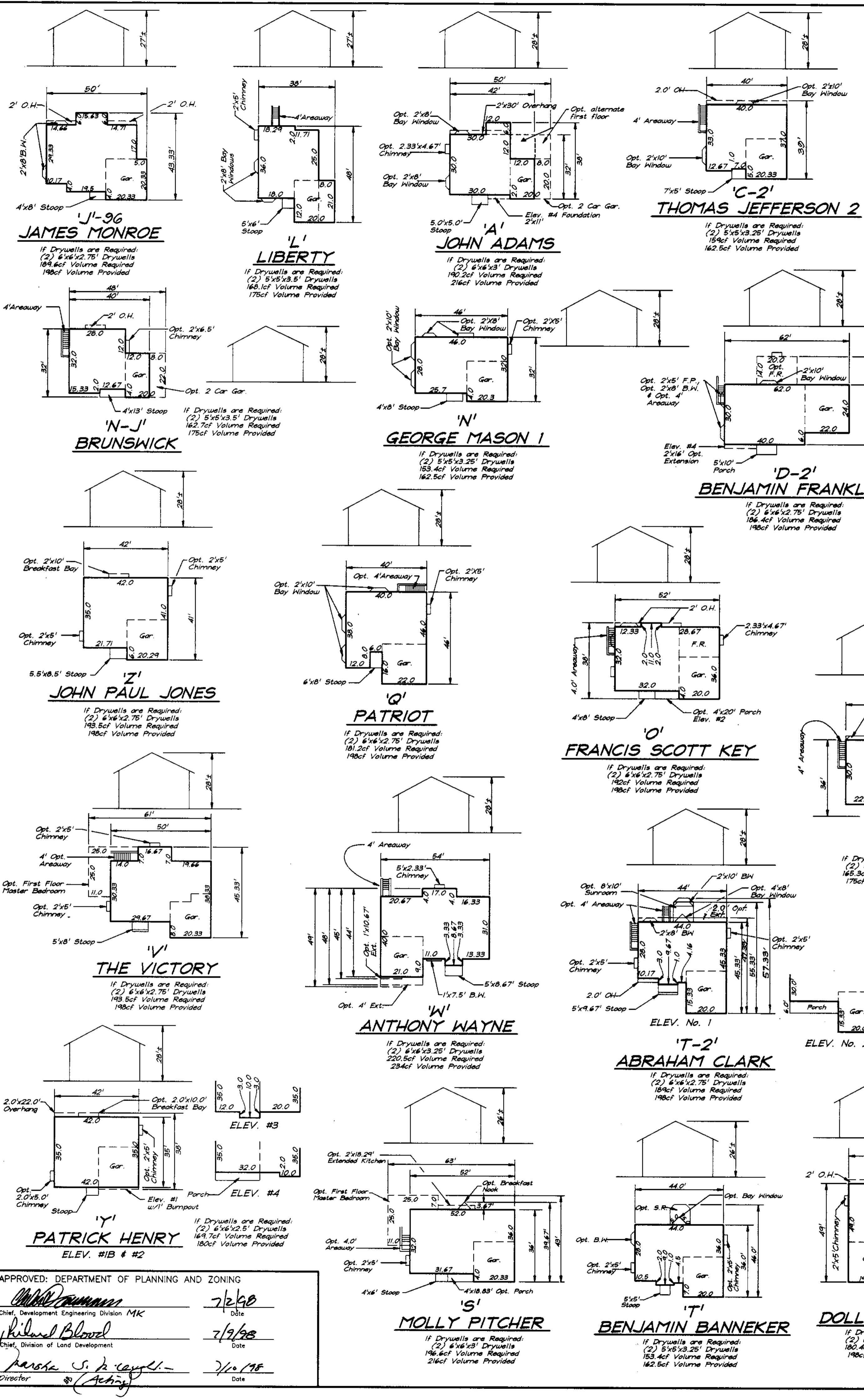
OWNER / DEVELOPER  
LAND DESIGN AND DEVELOPMENT INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 7/2/98  
 Chief, Development Engineering Division MKK  
 [Signature] 7/2/98  
 Chief, Division of Land Development  
 [Signature] 7/13/98  
 Director

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED JME	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 3 THRU 37</b> <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR • PATRIOT HOMES P.O. Box 1018 Columbia, Maryland 21044	SCALE 1" = 30'
DRAWN PS		DRAWING 3 of 6
CHECKED JME		JOB NO. 97-140
DATE 11-3-97		FILE NO. 97-140X

SDP 98-49

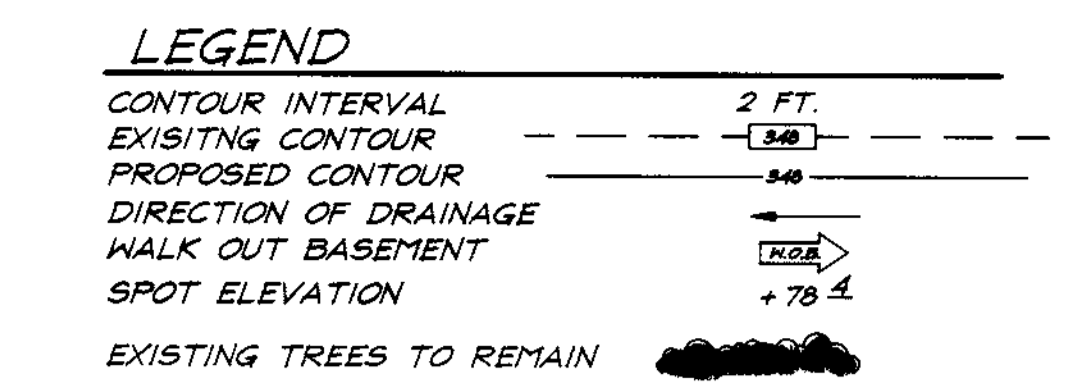


### MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	2% SLOPES	MINIMUM LOT SIZE
11	16,964 SF	2,891 SF	14,073 SF			14,073 SF
12	16,411 SF	2,443 SF	14,168 SF			14,168 SF
13	16,031 SF	1,956 SF	14,075 SF			14,075 SF
14	15,465 SF	1,445 SF	14,000 SF			14,000 SF
15	14,990 SF	990 SF	14,000 SF			14,000 SF
29	15,466 SF	1,466 SF	14,000 SF			14,000 SF
30	15,156 SF	1,156 SF	14,000 SF			14,000 SF
31	15,156 SF	1,156 SF	14,000 SF			14,000 SF
32	15,590 SF	1,590 SF	14,000 SF			14,000 SF

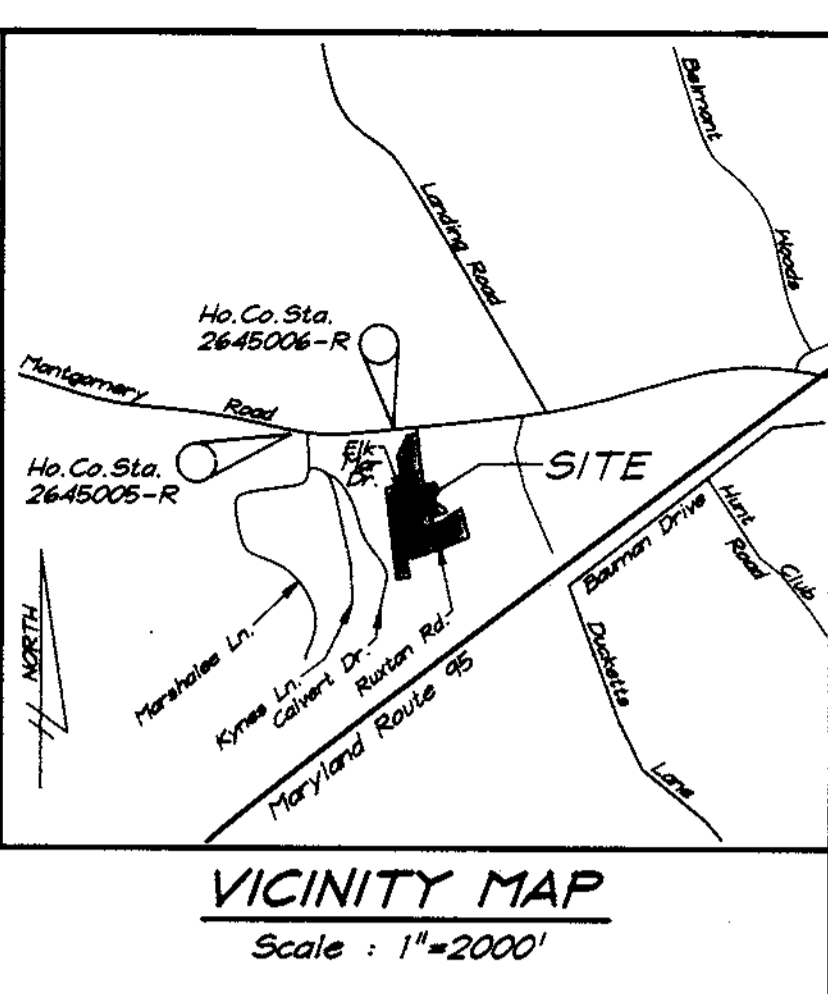
### ADDRESS CHART

LOT NUMBER	STREET ADDRESS
3	6404 RUXTON DRIVE
4	6408
5	6412
6	6416
7	7145 ELK MAR DRIVE
20	6432 Ruxton Drive
21	6436
22	6440
23	6444
24	6448
25	6452
26	6456
27	6459
28	6455
29	6451
30	6447
31	6443
32	6439
33	6435
34	6431
35	6427
36	6423
37	6419
8	7135 ELK MAR DRIVE
9	7125
10	7115
11	7112
12	7116
13	7120
14	7124
15	7128
16	7132
17	7136
18	7140
19	7144

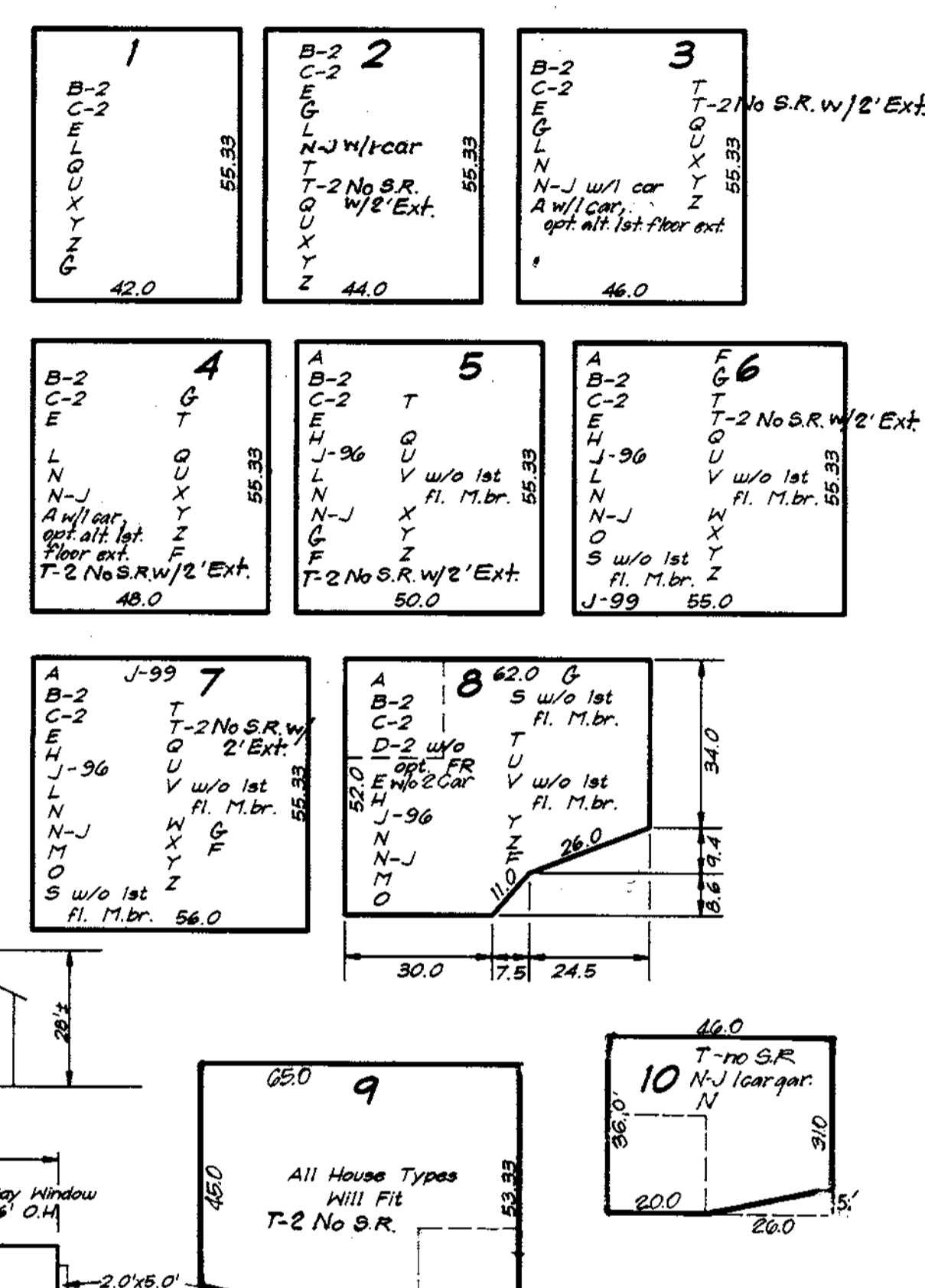


### REVISIONS

NO	REVISIONS	DATE
1	Add J-99 Use to Plan / G & F Use to Gen Box's	3-29-00
2	Add 2' Ext to T-2 Use Typical	4-11-00



- ### GENERAL NOTES:
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 11.94 Acres
  - The total number of lots included in this submission is: 35
  - Improvement to property: Single Family Detached
  - SHC Elevation's shown are at the Property Line.
  - Department of Planning and Zoning reference file numbers are: S-94-34; F-84-160; F-94-54; P-96-09; F-96-165;
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract # 14-3529-D, approved Road Construction plans F-96-165.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
  - The existing topography was taken from Road Construction Plans F-96-165 prepared by Mildenberg, Boender & Assoc., Inc in May 1997.
  - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 2645005-R and 2645006-R.
  - The contractor shall notify the Department of Public Works/ Division of Construction Inspection at (410) 313-1880 at least twenty-four (24) hours 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.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R-6.03 & R-6.05.
  - Stormwater Management is provided by Extended Detention and Bio Retention. Facilities are Privately owned and maintained, per F-96-165.
  - Drywells are required on Lots 29 thru 32 & 35 thru 37. Drywell size to be determined by house type chosen. See House Templates, this sheet.
  - In accordance with section 128.a.1.b.f.c. of zoning regulations, bay windows, Chimneys & Araways not more than 16' in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
  - No clearing, grading or construction is permitted within Wetland and Stream Buffers or Forest Conservation Easements.
  - Temporary Stormwater Management is provided in traps & basins per F-96-165.
  - This plan has been prepared in accordance with the provisions of section 16-124 of the Howard County Code and the Landscapes Manual. Financial surety for the required 13 trees in the amount of \$1300.00 is part of the Builders Grading Permit application. Lot 7 requires 10 trees @ \$600.00 Surety. Lot 10 requires 7 trees @ \$700.00 Surety.



### SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 of 6
SITE DEVELOPMENT PLAN	2 of 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 of 6

**OWNER / DEVELOPER**  
 LAND DESIGN AND DEVELOPMENT Inc.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

**BENCHMARKS:**  
 #1 Elevation 291.93  
 N 501,966.231 E 860,453.612  
 #2 Elevation 164  
 N 501,964.354 E 869,482.835

**SPECIAL NOTES:**  
 This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-165 and/or approved Water and Sewer Plans Contract #14-3529-D.

SUBDIVISION NAME		SECTION/AREA		LOTS/PARCELS	
RAUSCH PROPERTY		BLOCK NO. 6 & 12		3 thru 37	
FLAT NO. 18134 thru 18137	TAX MAP NO. 37	ZONE R-20	ELECTION DIST. 1st	GENUS TRACT G011.01	
WATER CODE 1-12		SEWER CODE 6652500			

**CLARK • FINEFROCK & SACKETT, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: JME  
 DRAWN: PS  
 CHECKED: JME  
 DATE: 11-3-97

**SITE DEVELOPMENT PLAN**  
 LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
 TAX MAP 37 PARCEL 95  
 FIRST (1st) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'  
 DRAWING: 1 of 6  
 JOB NO.: 97-140  
 FILE NO.: 97-140X

FOR: PATRIOT HOMES  
 P.O. Box 108  
 Columbia, Maryland 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

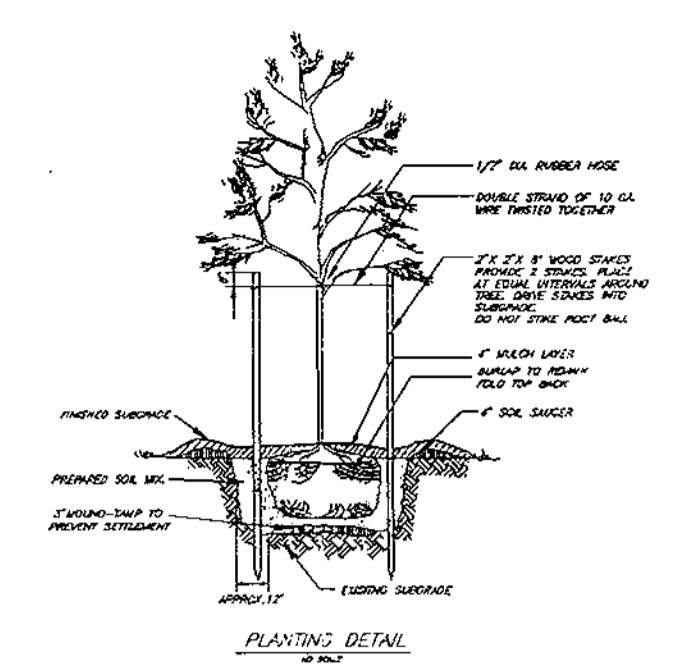
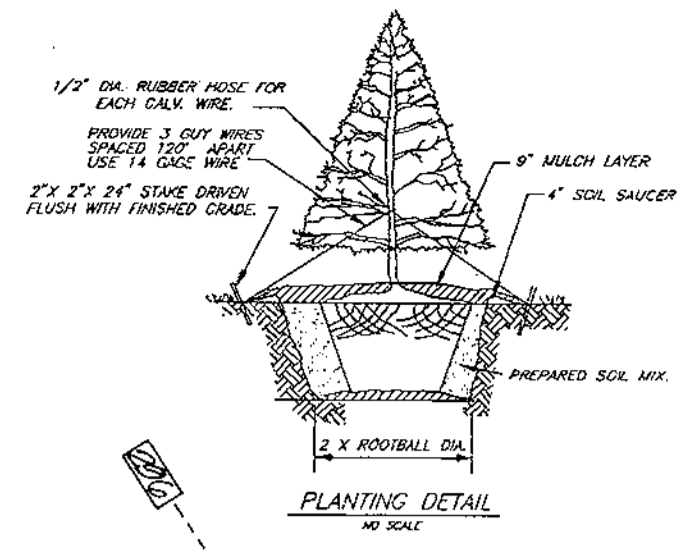
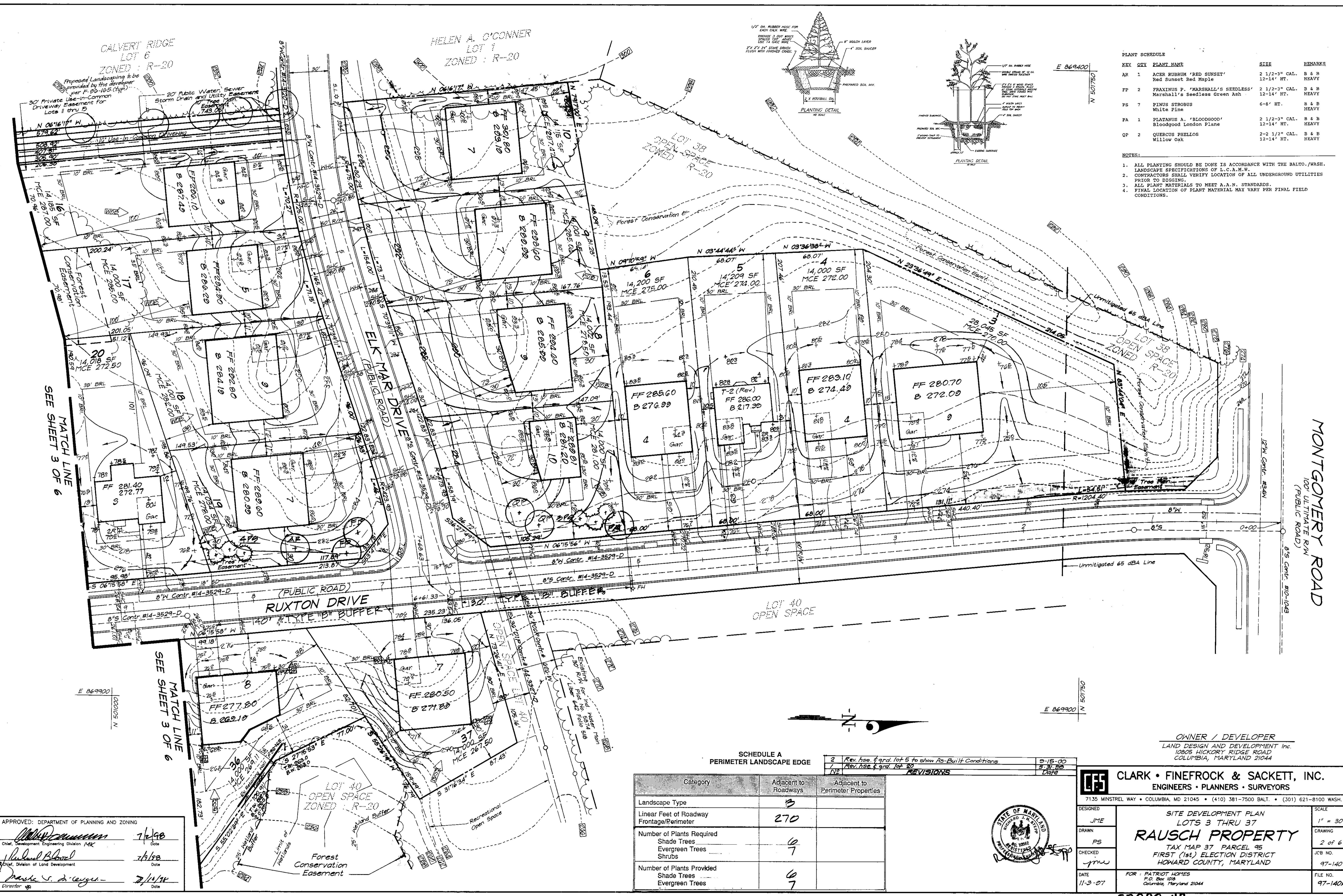
*[Signature]* 7/2/98  
 Chief, Development Engineering Division MK  
 Date

*[Signature]* 7/9/98  
 Chief, Division of Land Development  
 Date

*[Signature]* 7/10/98  
 Director  
 Date







PLANT SCHEDULE				
KEY	QTY	PLANT NAME	SIZE	REMARKS
AR	1	ACER RUBRUM 'RED SUNSET' Red Sunset Red Maple	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
FP	2	FRAXINUS P. 'MARSHALL'S SEEDLESS' Marshall's Seedless Green Ash	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
PS	7	PINUS STROBUS White Pine	6-8' HT.	B & B HEAVY
PA	1	PLATANUS A. 'BLOODGOOD' Bloodgood London Plane	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
QP	2	QUERCUS PHELLOS Willow Oak	2-2 1/2" CAL. 12-14' HT.	B & B HEAVY

- NOTES:
1. ALL PLANTING SHOULD BE DONE IN ACCORDANCE WITH THE BALTO./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
  2. CONTRACTORS SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  3. ALL PLANT MATERIALS TO MEET A.A.N. STANDARDS.
  4. FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/2/98  
Chief, Development Engineering Division MK Date

*[Signature]* 7/6/98  
Chief, Division of Land Development Date

*[Signature]* 7/13/98  
Director Date

SCHEDULE A  
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	
Linear Feet of Roadway Frontage/Perimeter	270	
Number of Plants Required		
Shade Trees	6	
Evergreen Trees	7	
Shrubs		
Number of Plants Provided		
Shade Trees	6	
Evergreen Trees	7	

NO.	REVISIONS	DATE
2	Rev. Ass. & grad. lot 5 to show As-Built Conditions	9-15-00
1	Rev. Ass. & grad. lot 30	5-31-98
1/2		DATE



OWNER / DEVELOPER  
LAND DESIGN AND DEVELOPMENT Inc.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

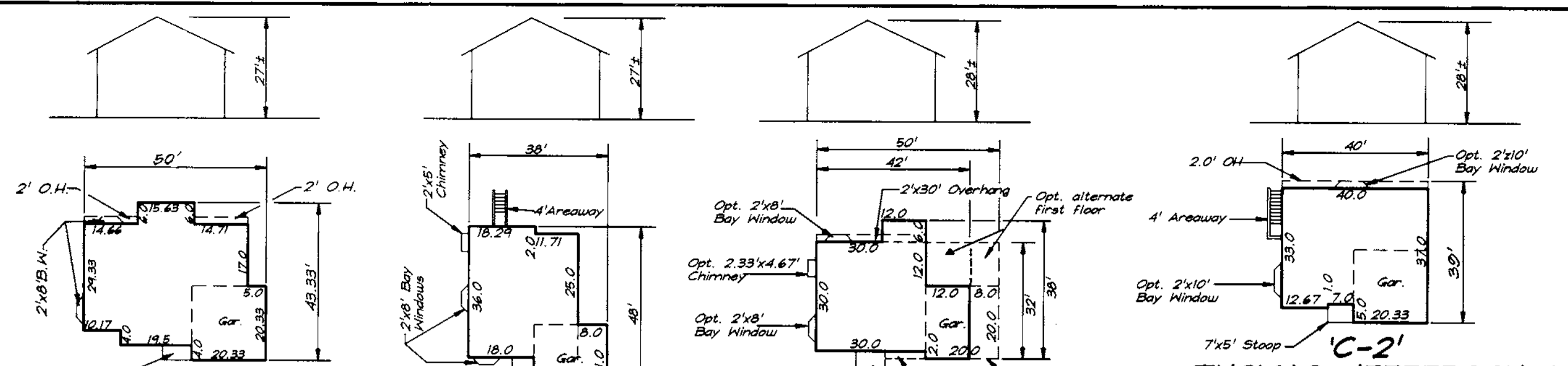
**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	JME	SCALE	1" = 30'
DRAWN	PS	CRAWLING	2 of 6
CHECKED	gmc	JCB NO.	97-140
DATE	11-3-97	FILE NO.	97-140X

**SITE DEVELOPMENT PLAN**  
LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
TAX MAP 37 PARCEL 95  
FIRST (1st) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: PATRIOT HOMES  
P.O. Box 1018  
Columbia, Maryland 21044

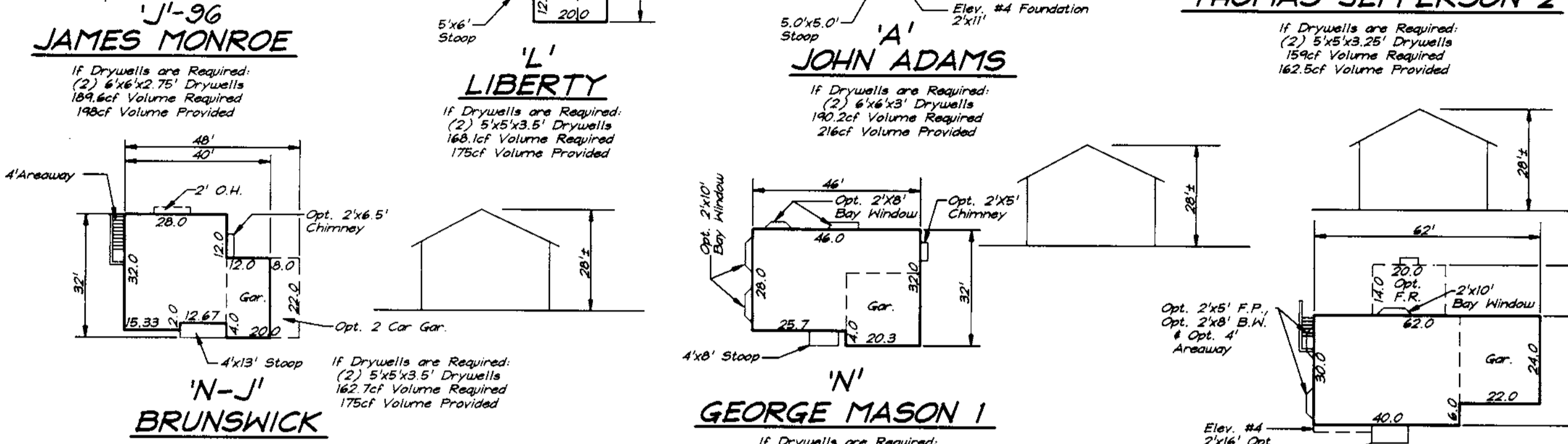
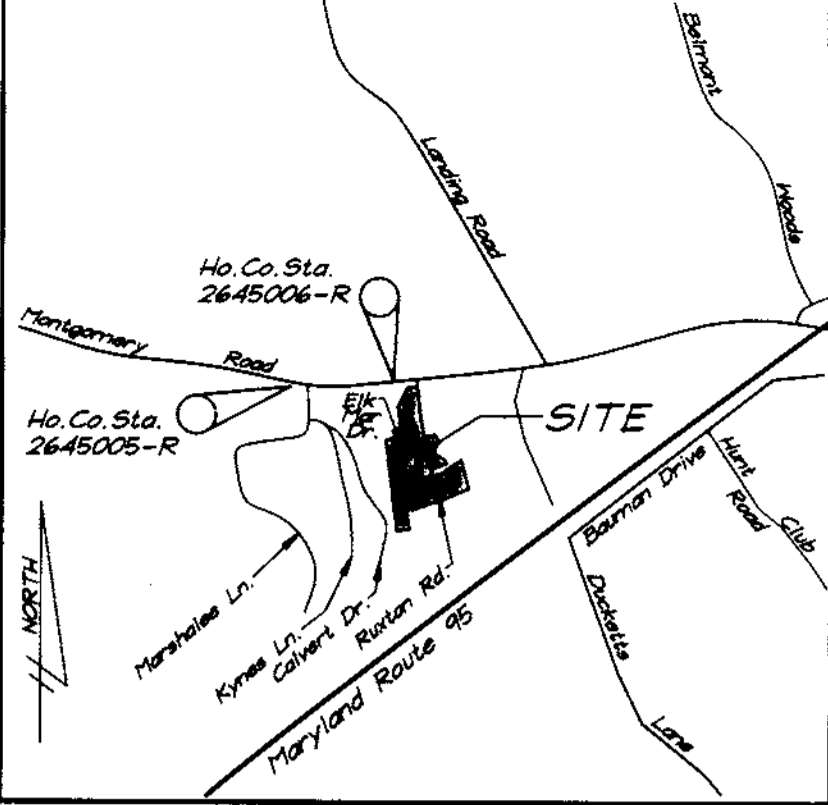
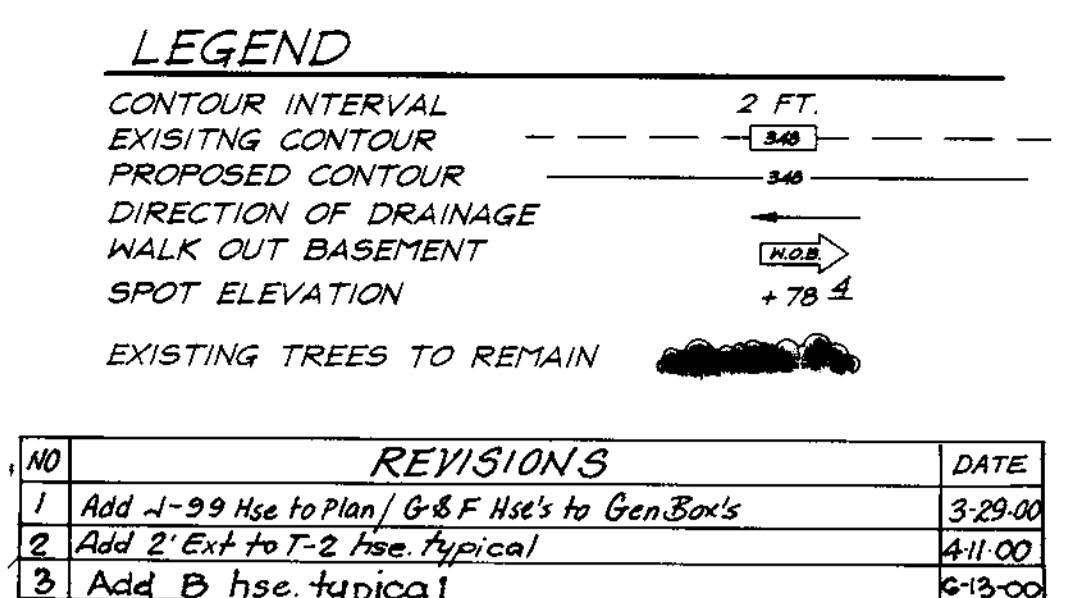


### MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	2% SLOPES	MINIMUM LOT SIZE
11	16,964 SF	2,891 SF	14,073 SF	---	---	14,073 SF
12	16,411 SF	2,443 SF	14,168 SF	---	---	14,168 SF
13	16,031 SF	1,956 SF	14,075 SF	---	---	14,075 SF
14	15,465 SF	1,465 SF	14,000 SF	---	---	14,000 SF
15	14,990 SF	990 SF	14,000 SF	---	---	14,000 SF
29	15,466 SF	1,466 SF	14,000 SF	---	---	14,000 SF
30	15,156 SF	1,156 SF	14,000 SF	---	---	14,000 SF
31	15,156 SF	1,156 SF	14,000 SF	---	---	14,000 SF
32	15,540 SF	1,540 SF	14,000 SF	---	---	14,000 SF

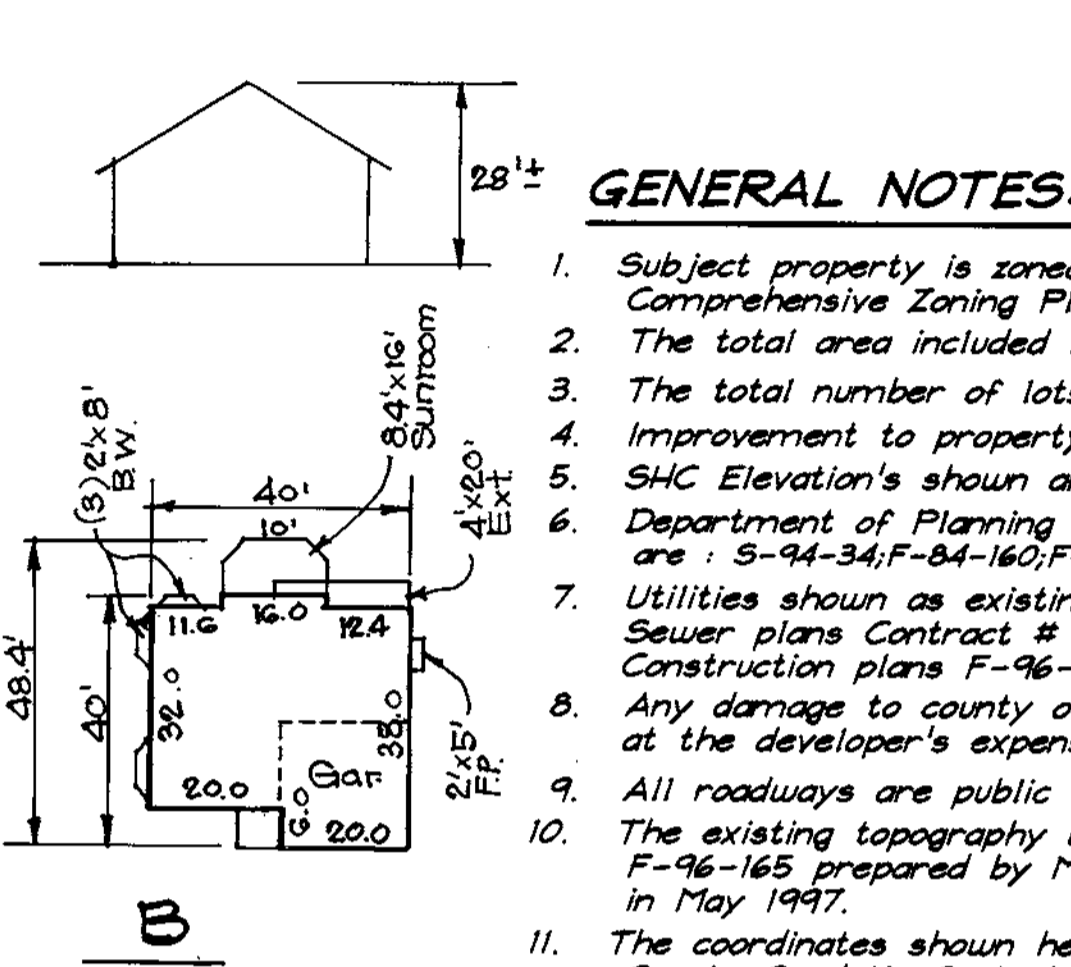
### ADDRESS CHART

LOT NUMBER	STREET ADDRESS
3	6404 RUXTON DRIVE
4	6408
5	6412
6	6416
7	7145 ELK MAR DRIVE
20	6432 Ruxton Drive
21	6436
22	6440
23	6444
24	6448
25	6452
26	6456
27	6459
28	6455
29	6451
30	6447
31	6443
32	6439
33	6435
34	6431
35	6427
36	6423
37	6419
8	7135 ELK MAR DRIVE
9	7125
10	7115
11	7112
12	7116
13	7120
14	7124
15	7128
16	7132
17	7136
18	7140
19	7144

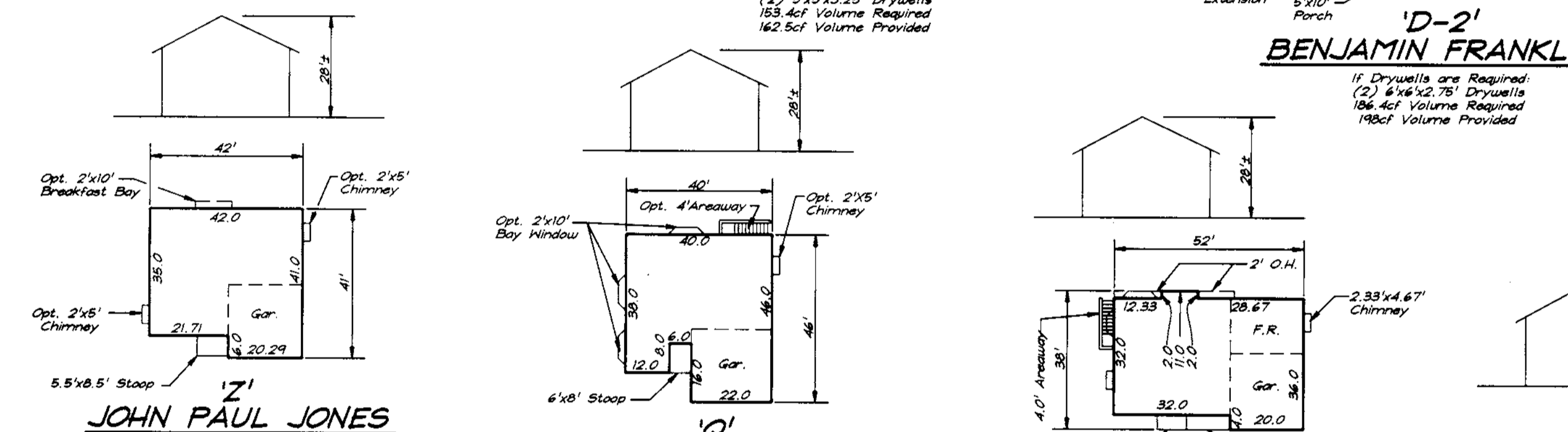


### REVISIONS

NO.	REVISIONS	DATE
1	Add J-99 Use to Plan / G & F Use to Gen Box's	3-29-00
2	Add 2' Ext to T-2 Use, typical	4-11-00
3	Add B Use, typical	6-13-00



- ### GENERAL NOTES:
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 11.94 Acres
  - The total number of lots included in this submission is: 35
  - Improvement to property: Single Family Detached
  - SHC Elevation's shown are at the Property Line.
  - Department of Planning and Zoning reference file numbers are: S-94-34; F-84-160; F-94-54; P-96-09; F-96-165
  - Utilities shown as existing are taken from approved Water and Sewer plans Contract # 14-3529-D, approved Road Construction plans F-96-165.
  - Any damage to county owned rights-of-way shall be corrected at the developer's expense.
  - All roadways are public and existing.
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  - The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
  - For driveway entrance details, refer to Ho. Co. Design Manual Volume IV details R-6.03 & R-6.05.
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  - Drywells are required on Lots 29 thru 32 & 35 thru 37. Drywell size to be determined by house type chosen. See House Templates, this sheet.
  - In accordance with section 128.a.1.b.f.c. of zoning regulations, bay windows, Chimneys & Archaes not more than 12' in width may project not more than 4 feet into any setbacks; porches and decks may project not more than 10 feet into the front or rear setbacks.
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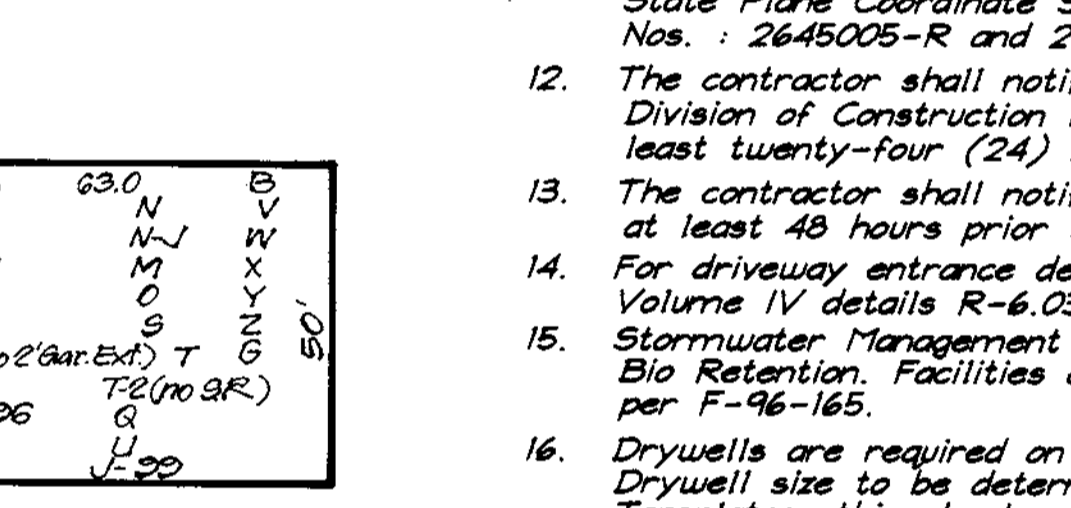


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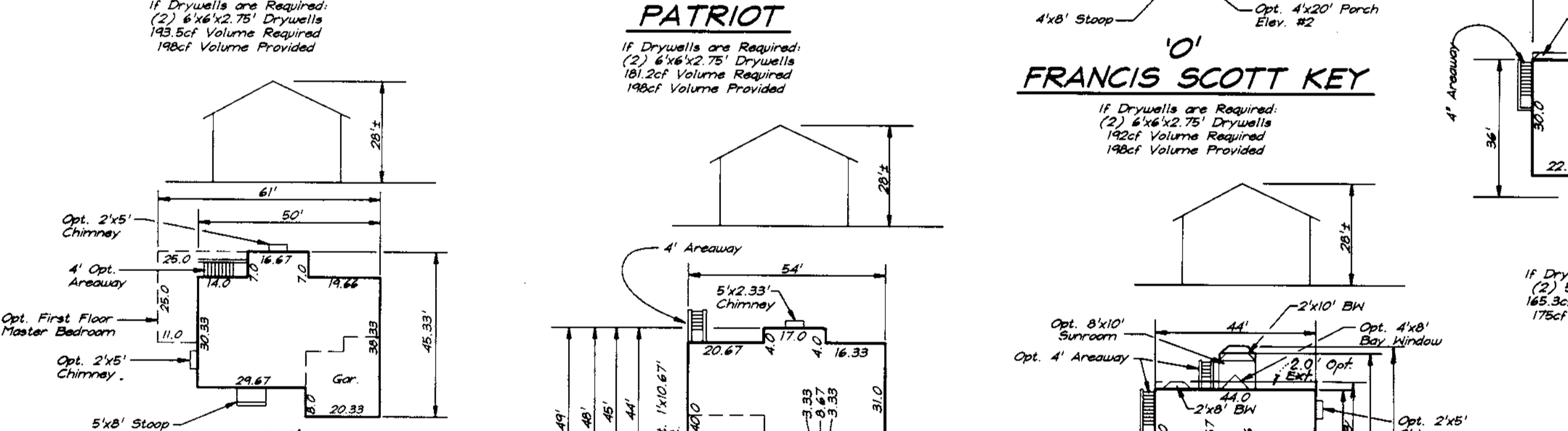
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### SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 of 6
SITE DEVELOPMENT PLAN	2 of 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 of 6

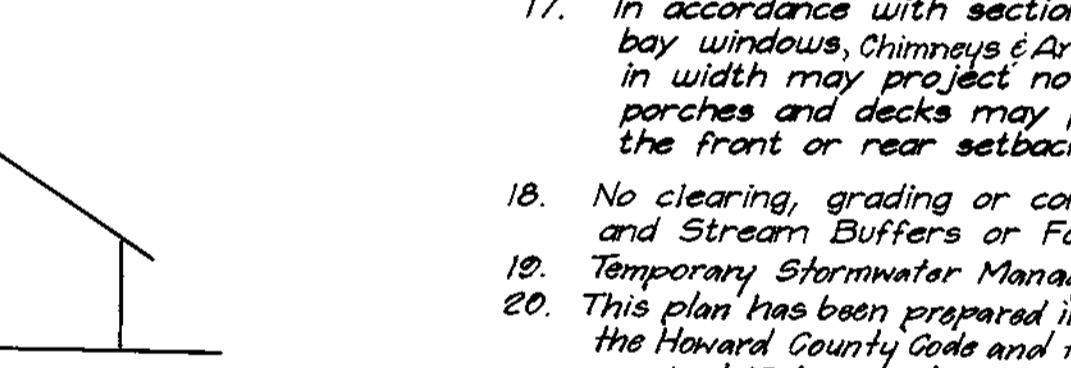


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### REVISIONS

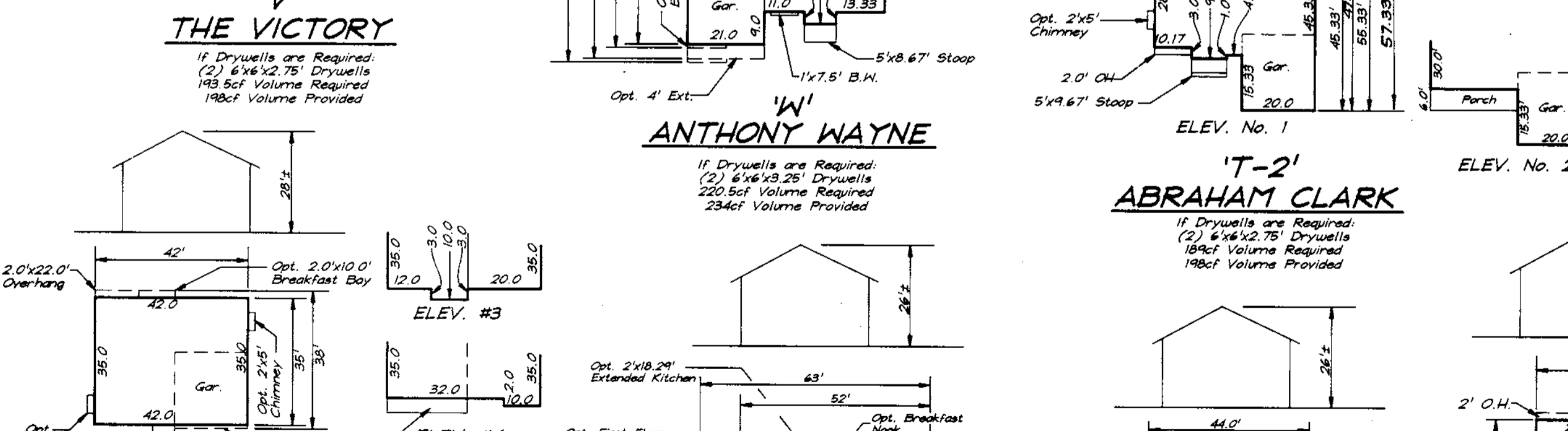
NO.	REVISIONS	DATE
1	Add J-99 Use to Plan / G & F Use to Gen Box's	3-29-00
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### BENCHMARKS:

#1 Elevation 291.93  
 N 501, 946.231 E 868, 453.612

#2 Elevation N/A  
 N 521, 944.354 E 869, 482.835

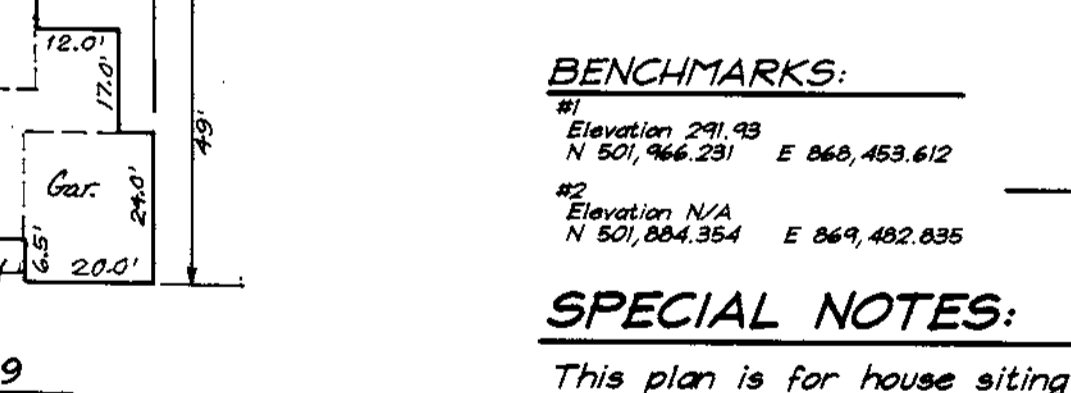


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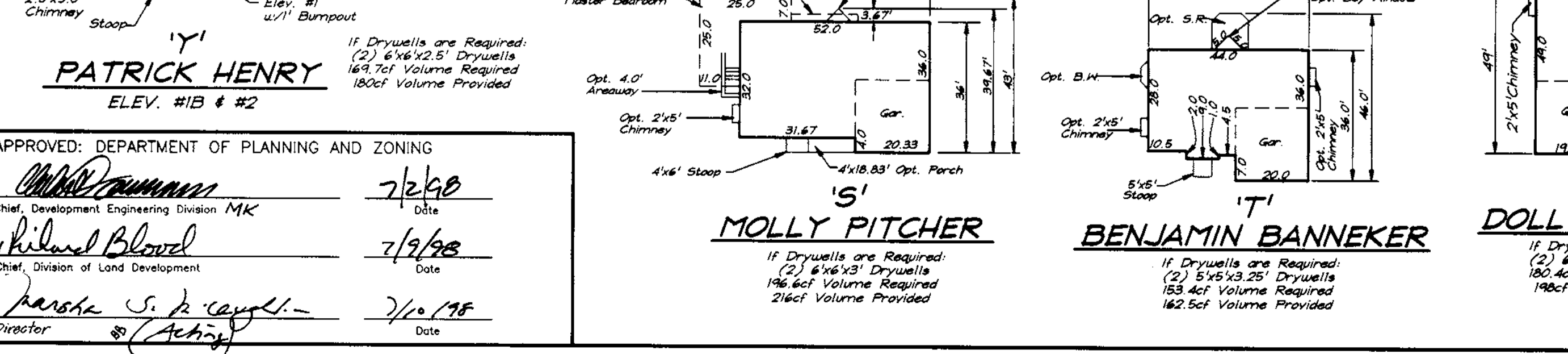
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### OWNER / DEVELOPER

LAND DESIGN AND DEVELOPMENT Inc.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21044

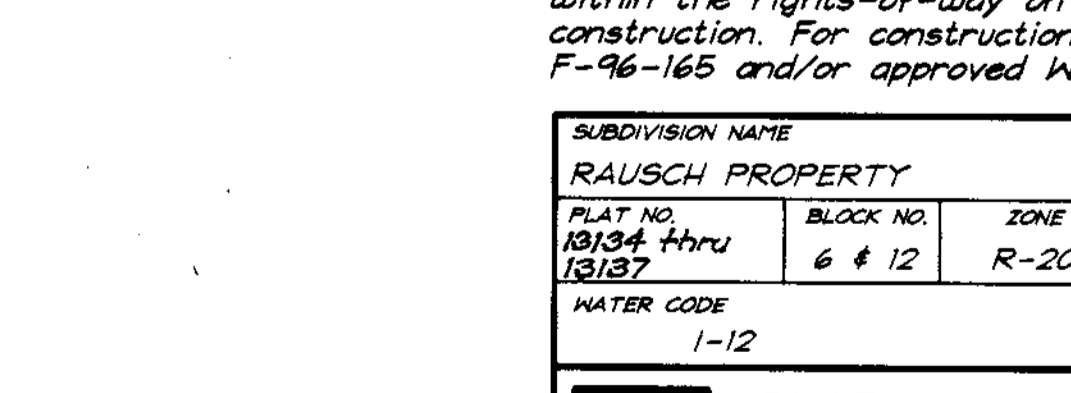


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NO.	REVISIONS	DATE
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2	Add 2' Ext to T-2 Use, typical	4-11-00
3	Add B Use, typical	6-13-00



### SPECIAL NOTES:

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-165 and/or approved Water and Sewer Plans Contract #14-3529-D.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK 7/6/00  
 Chief, Division of Land Development 7/9/00  
 Director 7/10/00



### CLARK • FINEFROCK & SACKETT, INC.

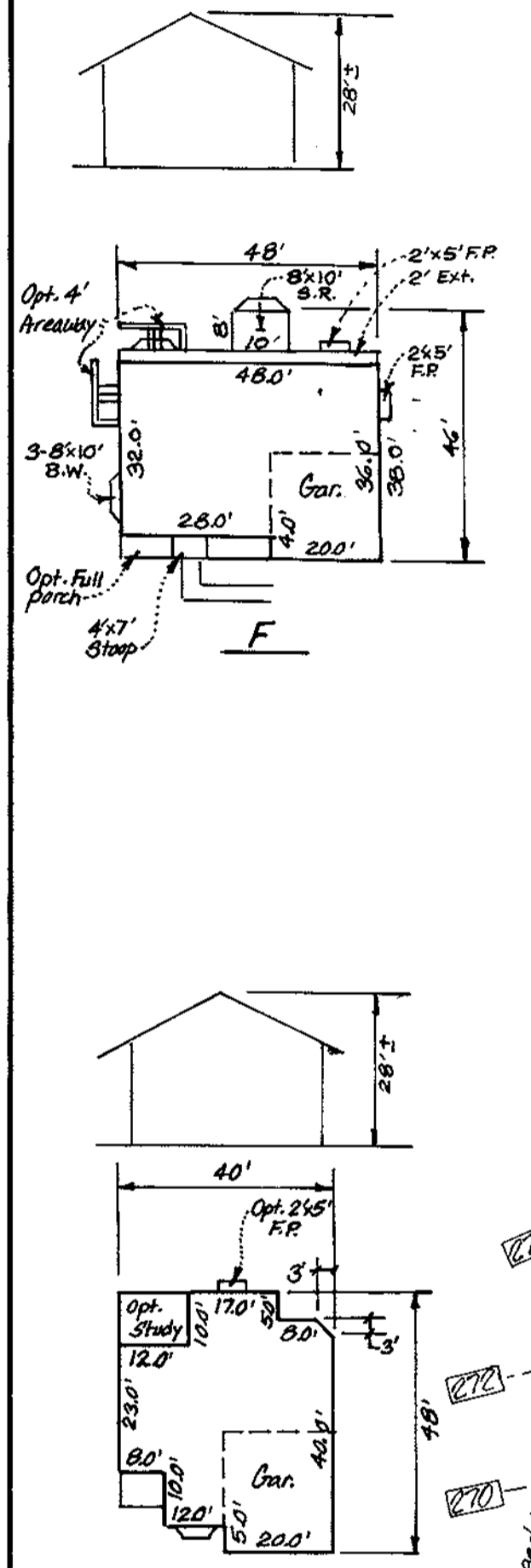
ENGINEERS • PLANNERS • SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	JME	DRAWN	PS	CHECKED	JTW	DATE	11-3-97
SITE DEVELOPMENT PLAN		LOTS 3 THRU 37		RAUSCH PROPERTY		TAX MAP 37 PARCEL 95	
SCALE		1" = 30'		JOB NO.		97-140	
FILE NO.		97-140X		FOR: PATRIOT HOMES		P.O. Box 1008 Columbia, Maryland 21044	

NO.	REVISIONS	DATE
1	REV. HSE & GRID LOT 35	12-15-98
2	Rev. Hse & Grid lots 28, 23, 34, & Add G & F Hse Types	3-29-00
3	Rev. hse & grid lots 11 and 30	4-11-00
4	Rev. hse & grid lot 26 from 2 box to N house	5-1-00

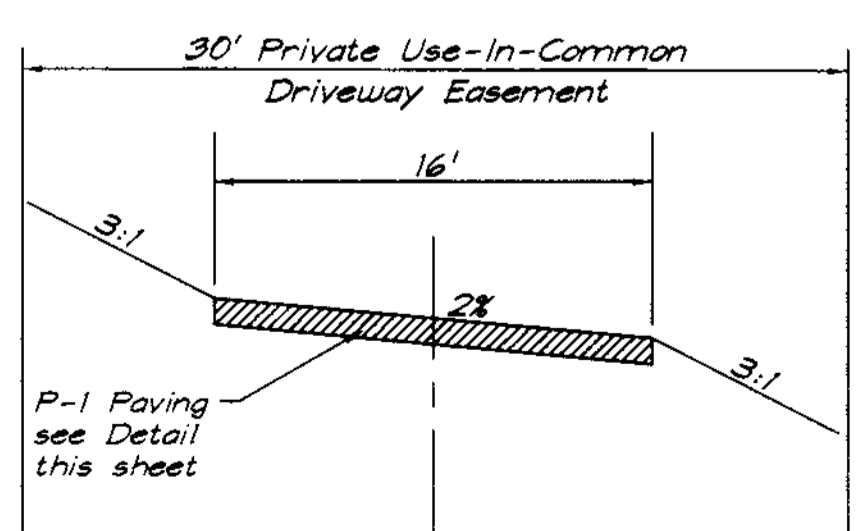
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	Parking Lots, Apartments & Commercial-Industrial Zones with no heavy trucks	1" Bit. Conc. Surface	1" Bit. Conc. Surface 2" Bit. Conc. Base
	Transitways, Apartments & Commercial-Industrial Zones with no heavy trucks	4" Bit. Conc. Base	4" Graded Aggregate Base (GAB)



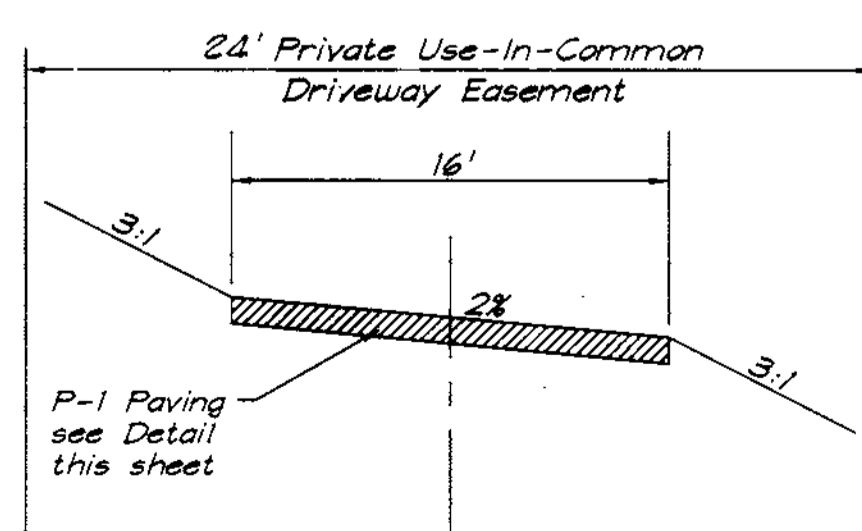
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Richard Blawie* 7/2/00  
Chief Development Engineering Director, M&K

*Frank S. DeAngelis* 7/10/98  
Director



TYPICAL DETAIL FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 11 THRU 15  
NO SCALE

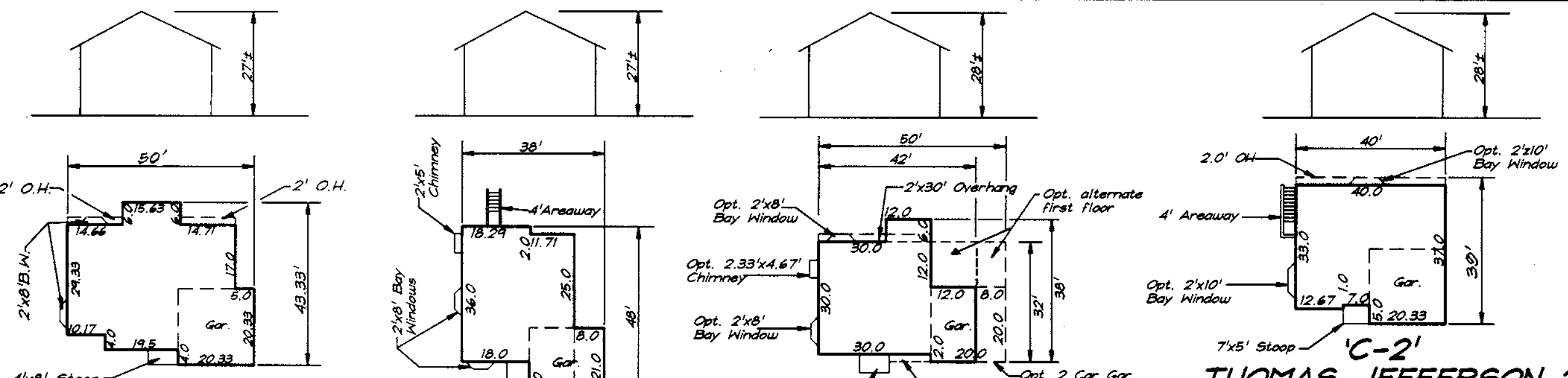


TYPICAL DETAIL FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 29 THRU 32  
NO SCALE

OWNER / DEVELOPER  
LAND DESIGN AND DEVELOPMENT INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044



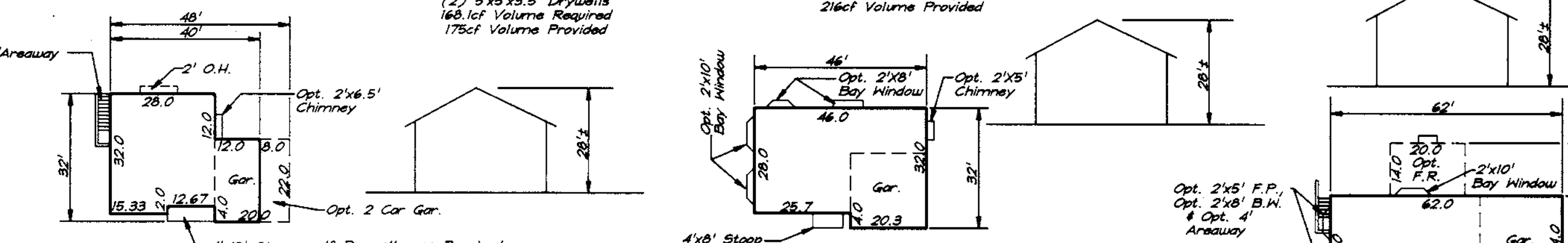
<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS		7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.
DESIGNED: JME	SITE DEVELOPMENT PLAN	
DRAWN: PS	LOTS 3 THRU 37	
CHECKED: jmw	<b>RAUSCH PROPERTY</b>	
DATE: 11-3-07	TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
	FOR: PATRIOT HOMES P.O. Box 1018 Columbia, Maryland 21044	SCALE: 1" = 30' DRAWING: 3 of 6 JOB NO.: 97-140 FILE NO.: 97-140X



**JAMES MONROE**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
184 ccf Volume Required  
180 ccf Volume Provided

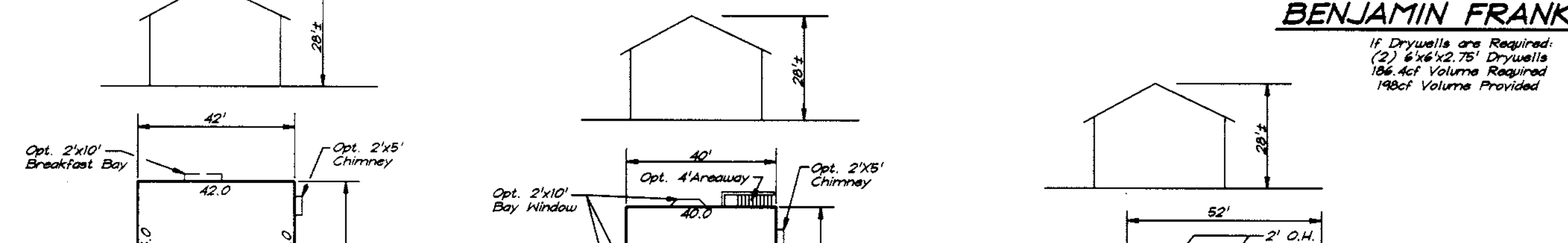
**LIBERTY**  
If Drywells are Required:  
(2) 5'x5'x3.5' Drywells  
168 ccf Volume Required  
175 ccf Volume Provided

**JOHN ADAMS**  
If Drywells are Required:  
(2) 6"x6"x3' Drywells  
190.2 ccf Volume Required  
216 ccf Volume Provided



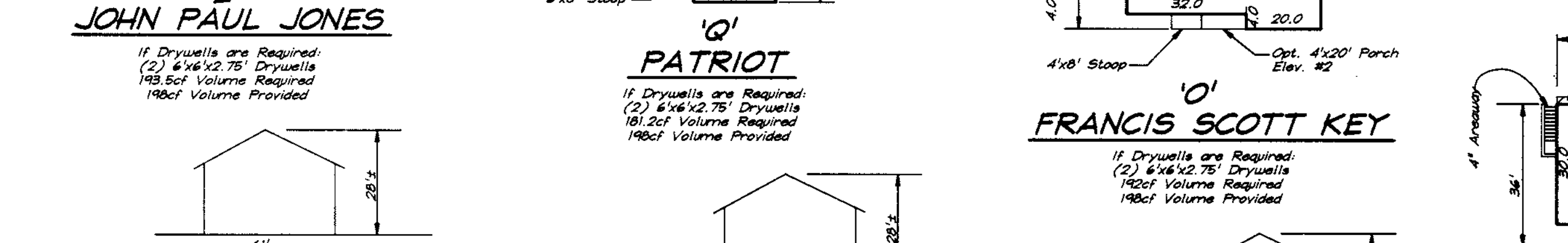
**BRUNSWICK**  
If Drywells are Required:  
(2) 5'x5'x3.5' Drywells  
163.7 ccf Volume Required  
175 ccf Volume Provided

**GEORGE MASON I**  
If Drywells are Required:  
(2) 5'x5'x3.5' Drywells  
163.7 ccf Volume Required  
162.5 ccf Volume Provided



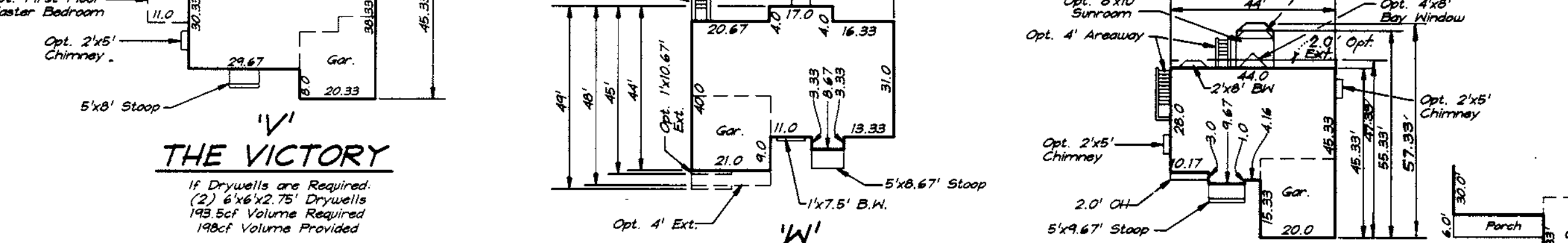
**JOHN PAUL JONES**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
193.5 ccf Volume Required  
190 ccf Volume Provided

**PATRIOT**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
181.2 ccf Volume Required  
190 ccf Volume Provided



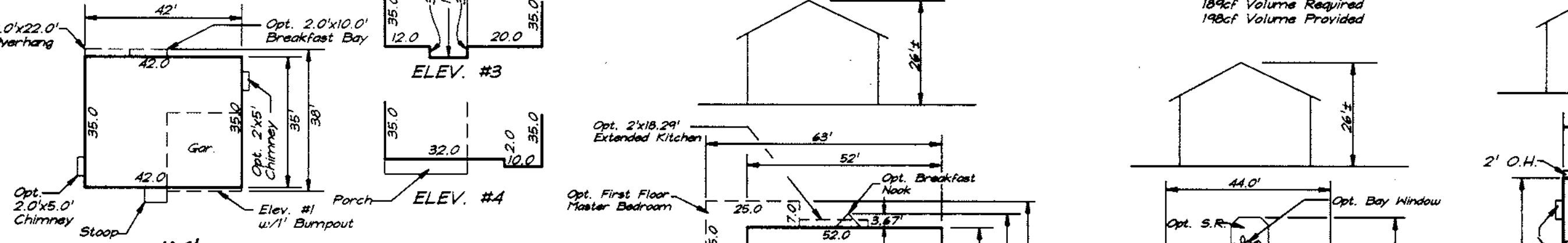
**FRANCIS SCOTT KEY**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
192 ccf Volume Required  
190 ccf Volume Provided

**THE VICTORY**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
195 ccf Volume Required  
190 ccf Volume Provided



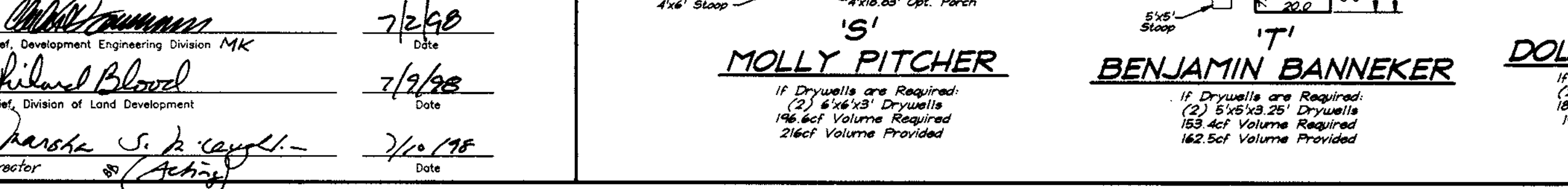
**ANTHONY WAYNE**  
If Drywells are Required:  
(2) 6"x6"x3.25' Drywells  
220.5 ccf Volume Required  
234 ccf Volume Provided

**ABRAHAM CLARK**  
If Drywells are Required:  
(2) 6"x6"x3' Drywells  
189 ccf Volume Required  
190 ccf Volume Provided



**MOLLY PITCHER**  
If Drywells are Required:  
(2) 6"x6"x3' Drywells  
196.6 ccf Volume Required  
216 ccf Volume Provided

**BENJAMIN BANEKER**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
153.4 ccf Volume Required  
162.5 ccf Volume Provided

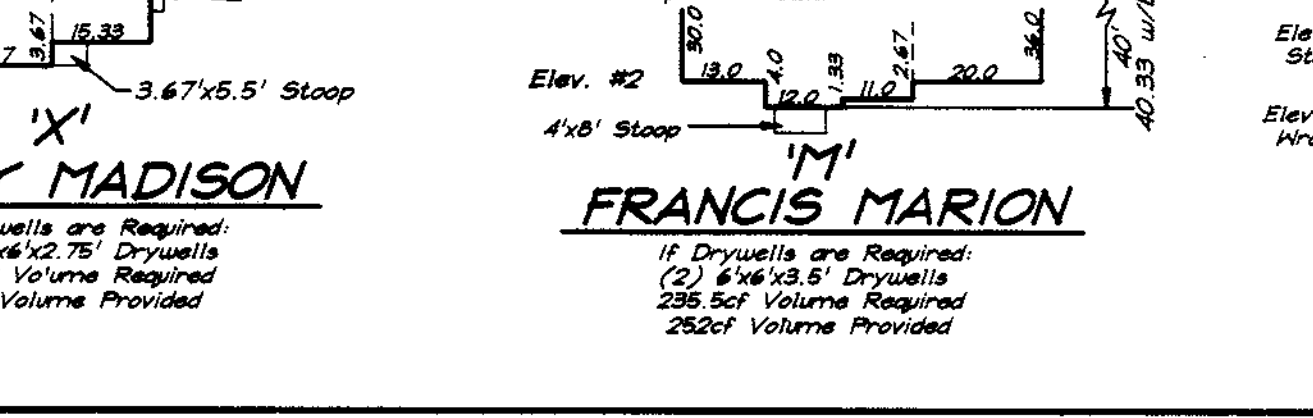
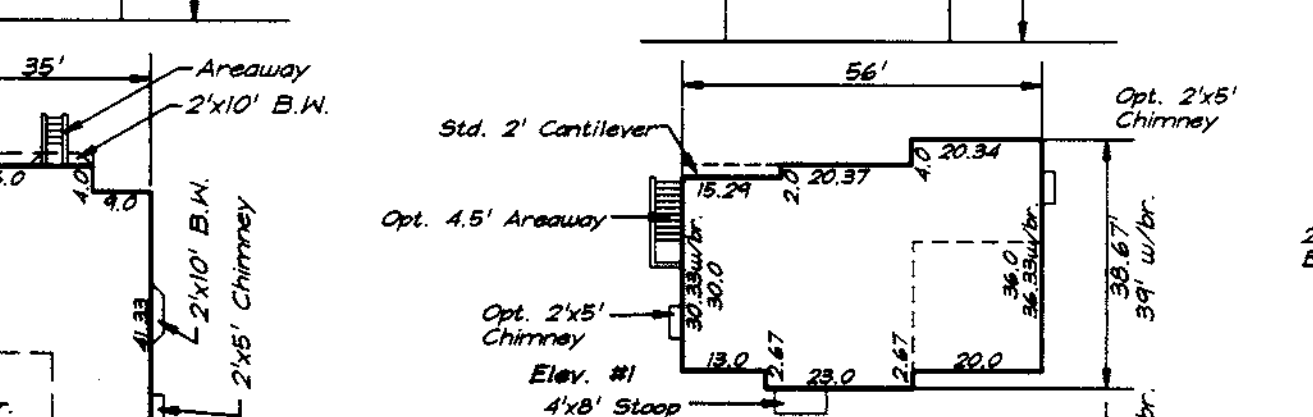
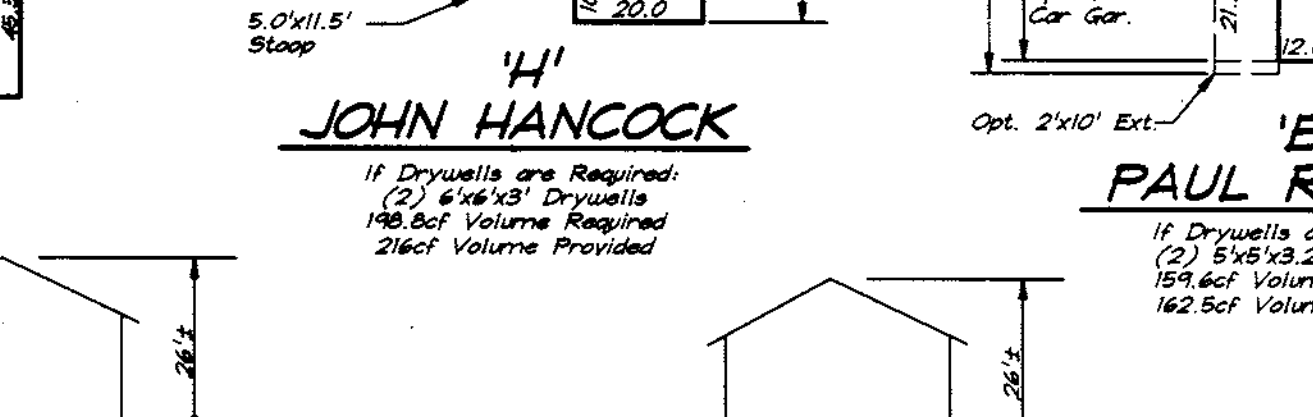
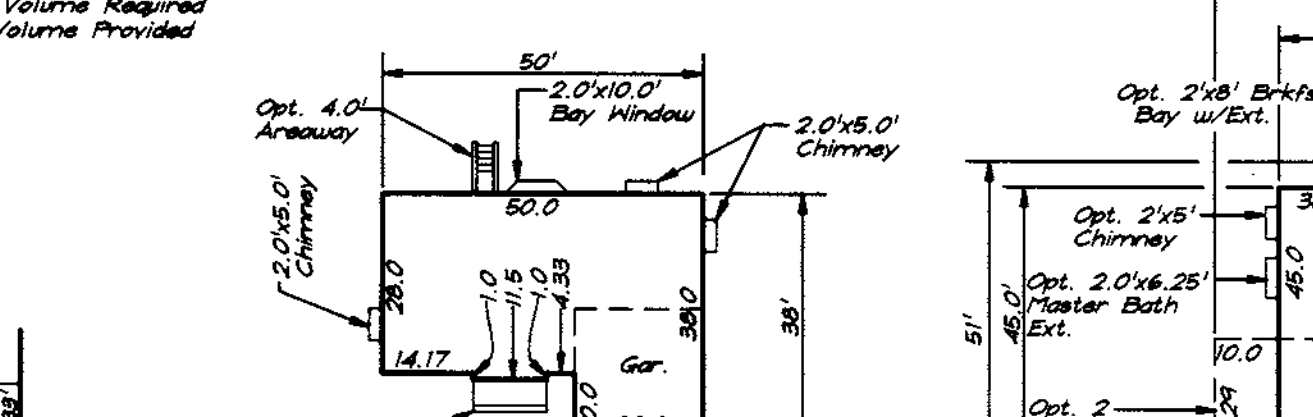
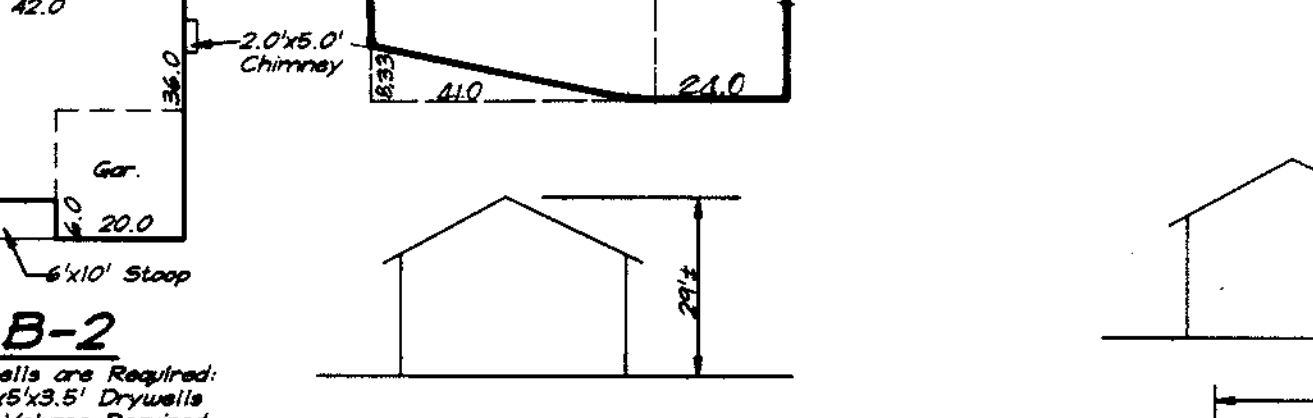
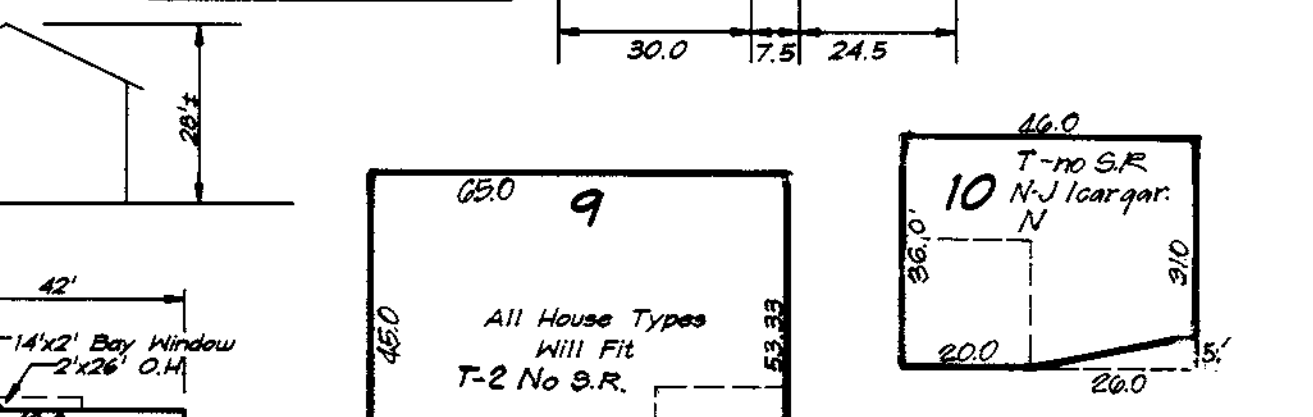
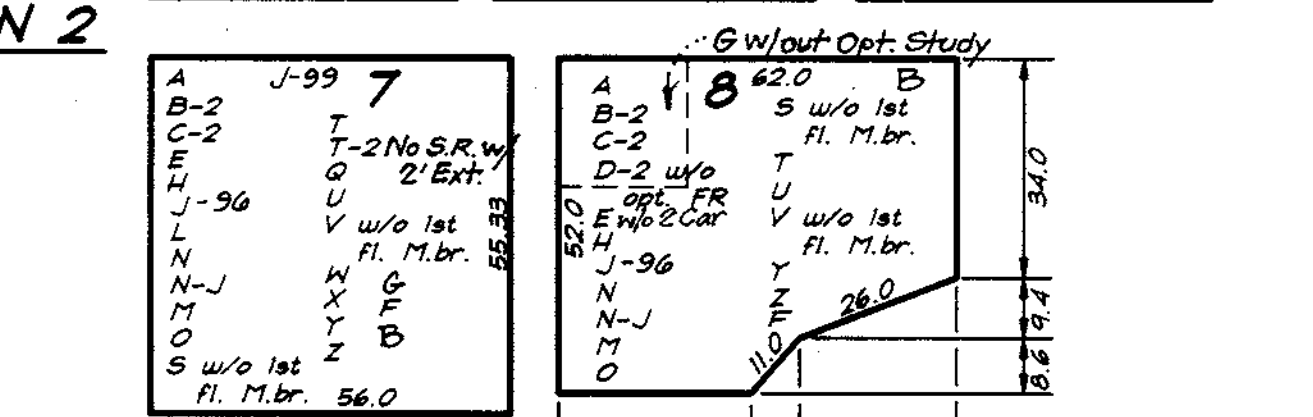
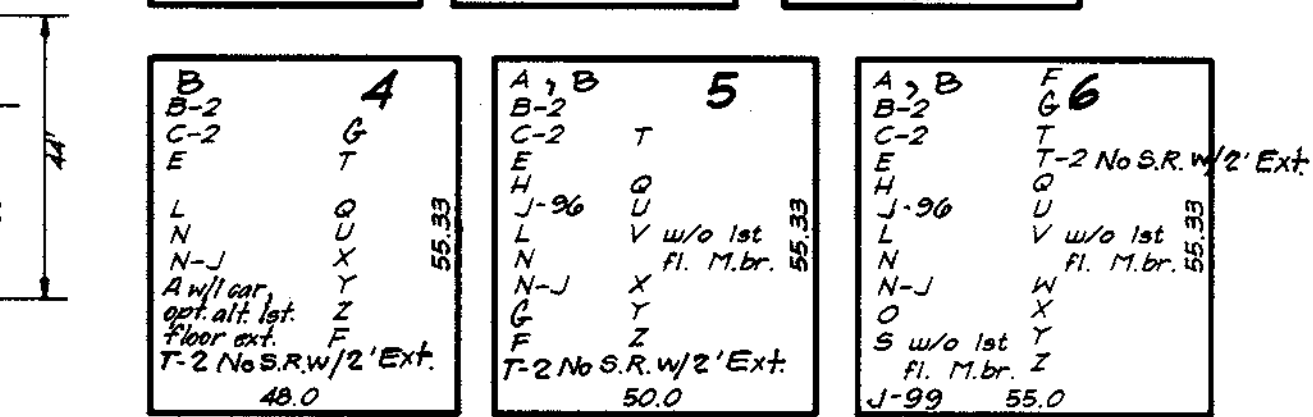
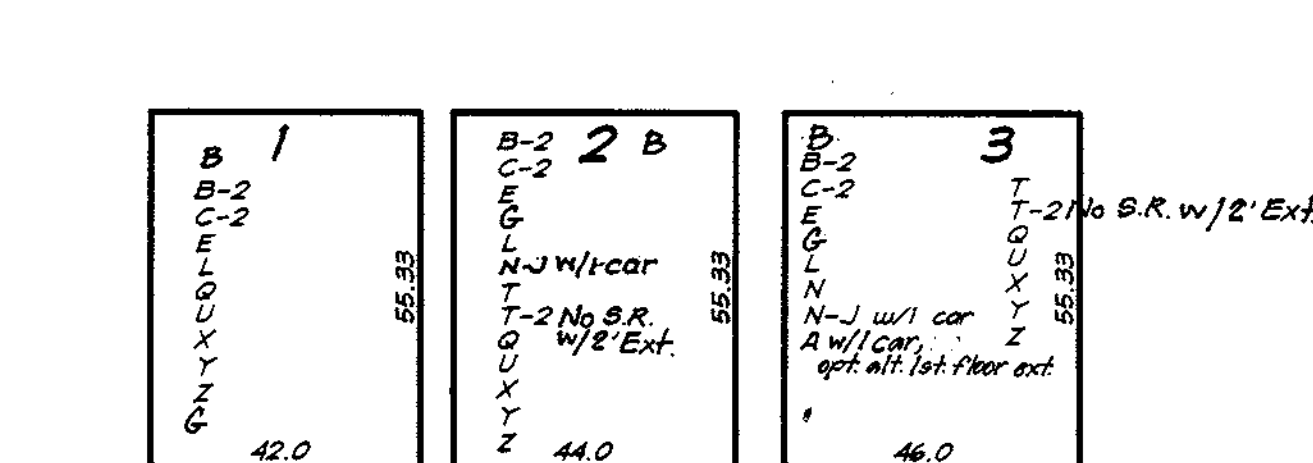


**DOLLY MADISON**  
If Drywells are Required:  
(2) 6"x6"x2.75' Drywells  
180.4 ccf Volume Required  
190 ccf Volume Provided

**FRANCIS MARION**  
If Drywells are Required:  
(2) 6"x6"x3.5' Drywells  
238.5 ccf Volume Required  
262 ccf Volume Provided

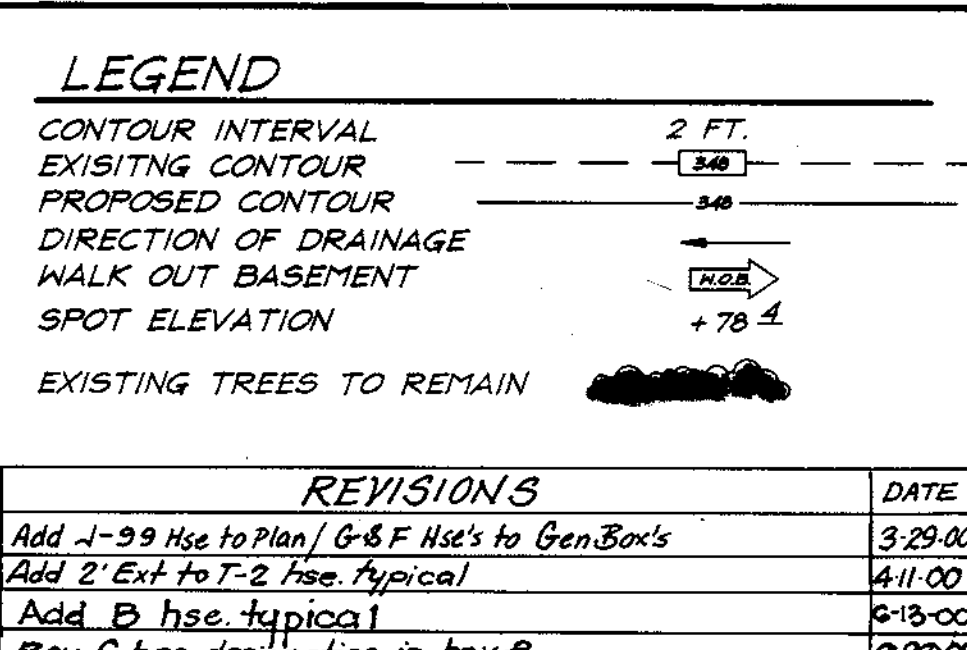
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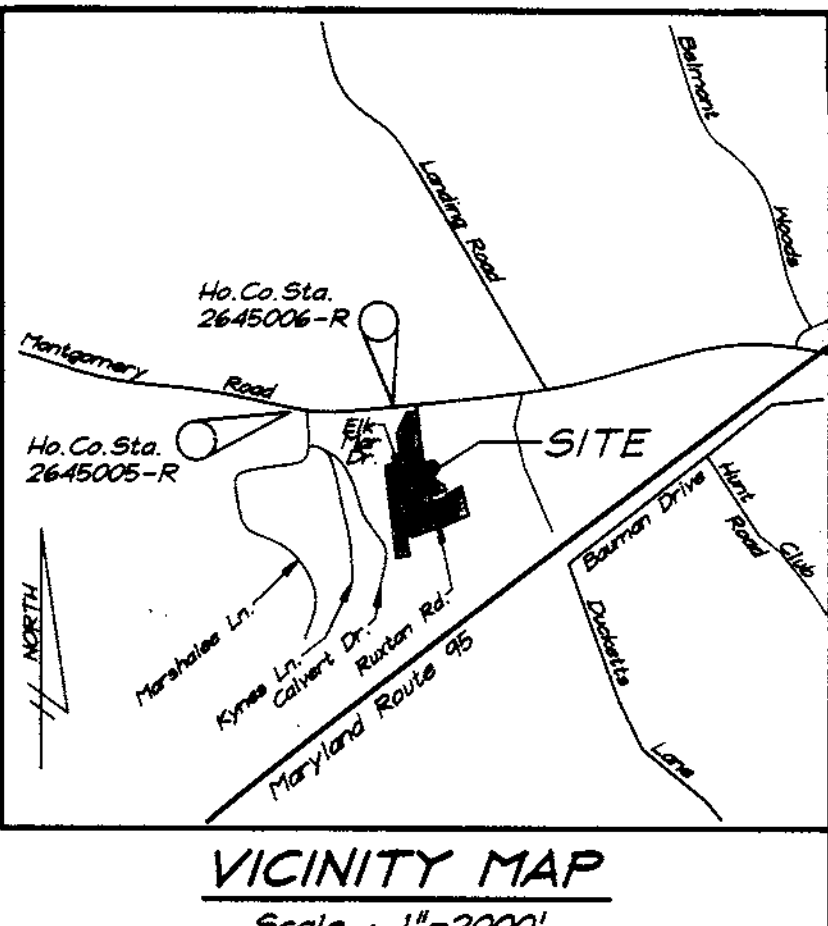
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27	6459
28	6455
29	6451
30	6447
31	6443
32	6439
33	6435
34	6431
35	6427
36	6423
37	6419
8	7125 ELK MAR DRIVE
9	7125
10	7115
11	7112
12	7116
13	7120
14	7124
15	7128
16	7132
17	7136
18	7140
19	7144



**REVISIONS**

NO	REVISIONS	DATE
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2	Add 2' Ext to T-2 hse. Typical	4-11-00
3	Add B hse typical	6-13-00
4	Rev G hse description in box B	9-29-00



- GENERAL NOTES:**
- Subject property is zoned: R-20 per 10-18-93 Comprehensive Zoning Plan.
  - The total area included in this submission is: 11.94 Acres
  - The total number of lots included in this submission is: 35
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**BENCHMARKS:**

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#3	Elevation N/A
#4	N 501,984.354 E 869,482.835

**OWNER / DEVELOPER**  
LAND DESIGN AND DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

**SPECIAL NOTES:**

This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-96-165 and/or approved Water and Sewer Plans Contract #14-3529-D.

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1 of 6
SITE DEVELOPMENT PLAN	2 of 6
SEDIMENT AND EROSION CONTROL PLAN	4, 5 & 6 of 6

**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

**SITE DEVELOPMENT PLAN**  
LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
TAX MAP 37 PARCEL 95  
FIRST (1st) ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DESIGNED: JME  
DRAWN: PS  
CHECKED: JMW  
DATE: 11-3-97

SCALE: 1" = 30'  
DRAWING: 1 of 6  
JOB NO.: 97-140  
FILE NO.: 97-140x

FOR: PATRIOT HOMES  
P.O. Box 108  
Columbia, Maryland 21044



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MK  
Date: 7/2/00

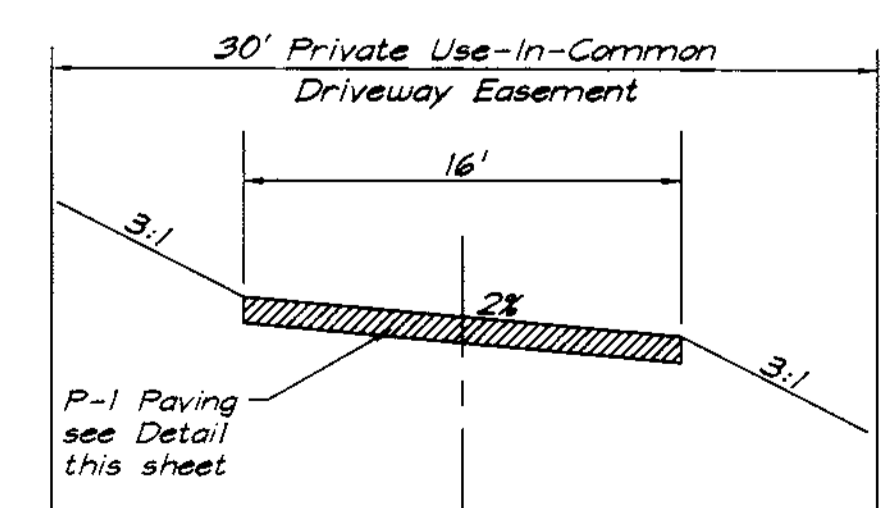
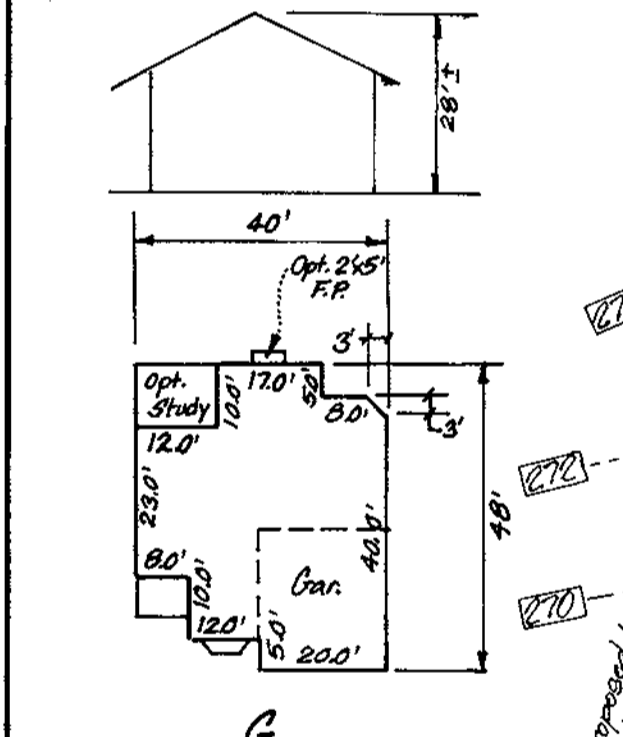
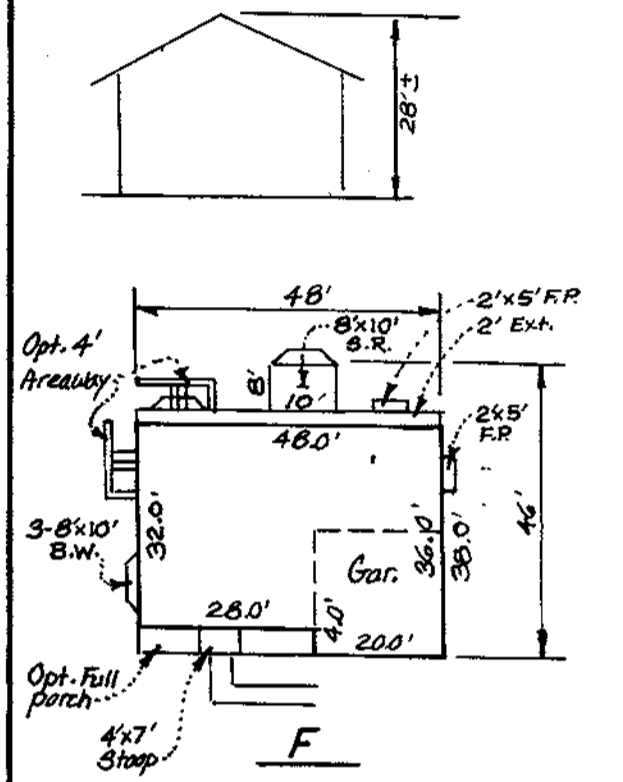
Chief, Division of Land Development  
Date: 7/9/00

Director  
Date: 7/10/00

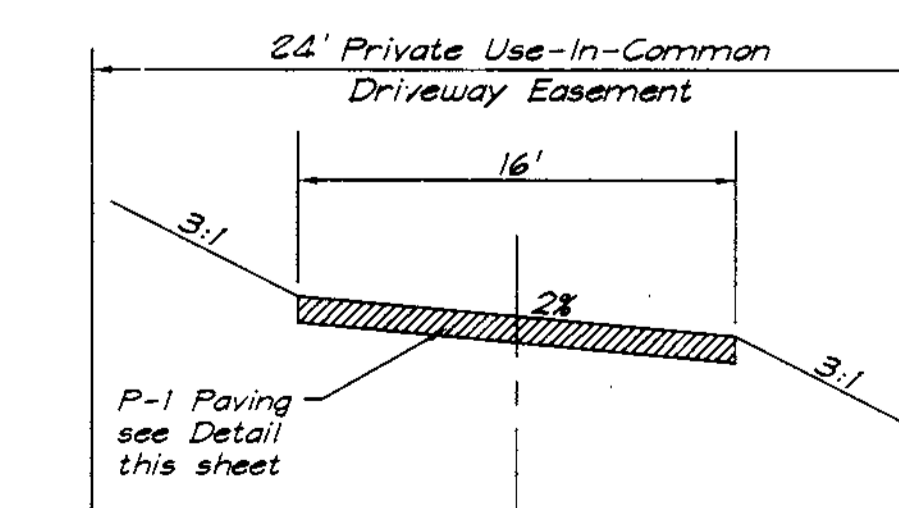


NO.	REVISIONS	DATE
1	REV. HSE & GRID LOT 35	12-15-98
2	Rev. Hse & Grid lots 28, 23, 34, & Add G & F Hse Types	3-29-00
3	Rev. hse & grid lots 11 and 30	4-11-00
4	Rev. hse & grid lot 26 from 2 box to N house	6-1-00
5	Rev. hse & grid lot 24	6-13-00

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	Parking Lots, Apartments & Commercial-Industrial Zones with no heavy trucks	1" Bit. Conc. Surface	1" Bit. Conc. Surface 2" Bit. Conc. Base
	Travellers, Apartments & Commercial-Industrial Zones with no heavy trucks	4" Bit. Conc. Base	4" Graded Aggregate Base (GAB)



TYPICAL DETAIL FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 11 THRU 15  
NO SCALE



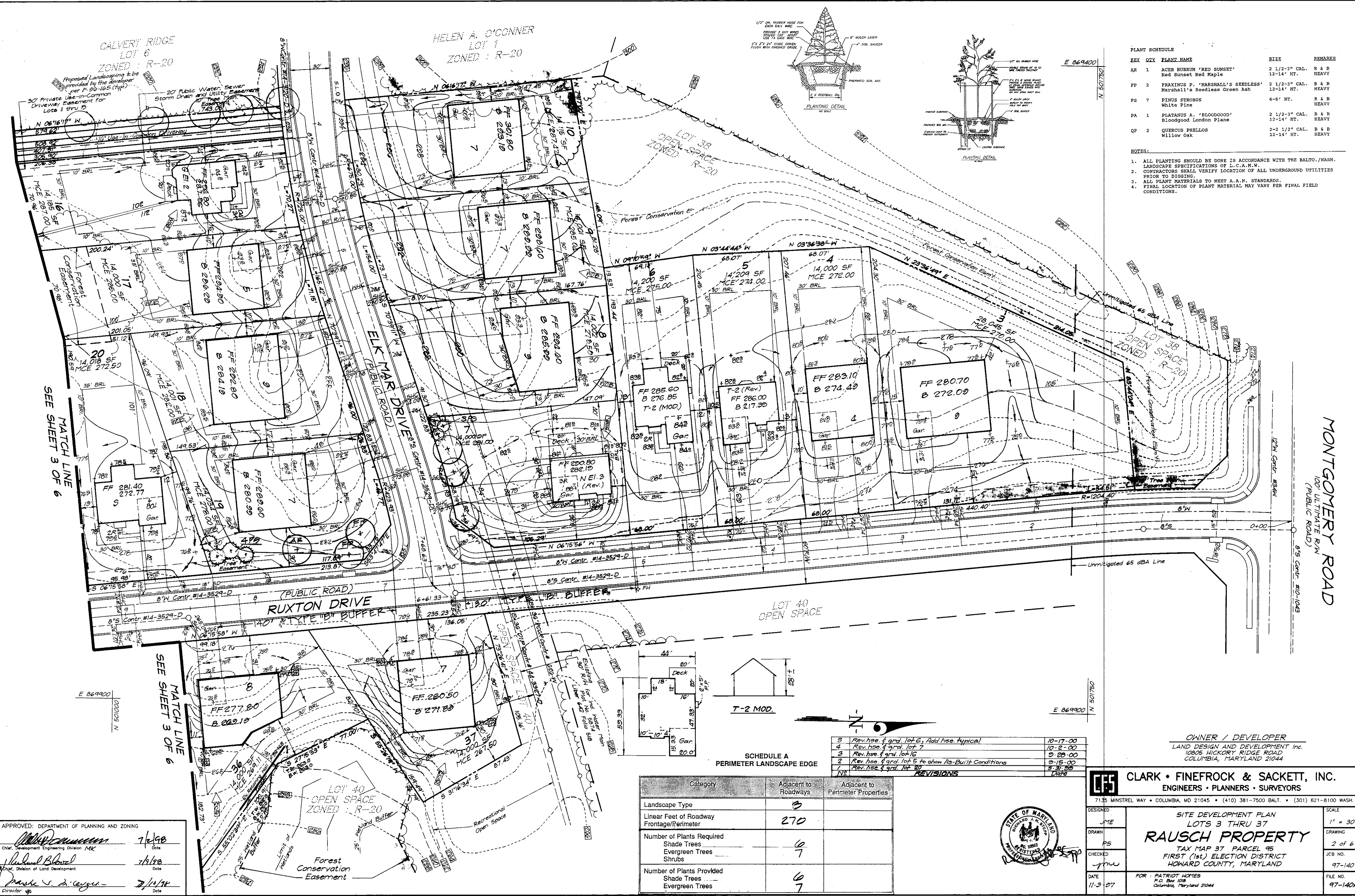
TYPICAL DETAIL FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 29 THRU 32  
NO SCALE

OWNER / DEVELOPER  
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COLUMBIA, MARYLAND 21044

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*[Signature]* 7/2/00 Date  
 Chief, Development Engineering Division, MK  
*[Signature]* 7/9/00 Date  
 Chief, Division of Land Development  
*[Signature]* 7/10/98 Date  
 Director



<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		DESIGNED JME DRAWN PS CHECKED jmw DATE 11-3-97	SCALE 1" = 30' DRAWING 3 of 6 JOB NO. 97-140 FILE NO. 97-140X
SITE DEVELOPMENT PLAN <b>LOTS 3 THRU 37</b> <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		FOR: PATRIOT HOMES P.O. Box 108 Columbia, Maryland 21044	



**PLANT SCHEDULE**

KEY	QTY	PLANT NAME	SIZE	REMARKS
AR	1	ACER RUBRUM 'RED SUNSET'	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
FP	2	FRAXINUS P. 'MARSHALL'S SEEDLESS'	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
PS	7	PINUS STROBUS White Pine	6-8' HT.	B & B HEAVY
PA	1	PLATANUS A. 'BLOODGOOD'	2 1/2-3" CAL. 12-14' HT.	B & B HEAVY
QP	2	QUERCUS PHELLOS Willow Oak	2-2 1/2" CAL. 12-14' HT.	B & B HEAVY

- NOTES:**
- ALL PLANTING SHOULD BE DONE IN ACCORDANCE WITH THE BALTO./WASH. LANDSCAPE SPECIFICATIONS OF L.C.A.M.W.
  - CONTRACTORS SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - ALL PLANT MATERIALS TO MEET A.A.N. STANDARDS.
  - FINAL LOCATION OF PLANT MATERIAL MAY VARY PER FINAL FIELD CONDITIONS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/2/98  
 Chief, Development Engineering Division MK  
 Date

*[Signature]* 7/6/98  
 Chief, Division of Land Development  
 Date

*[Signature]* 7/13/98  
 Director  
 Date

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	
Linear Feet of Roadway Frontage/Perimeter	270	
Number of Plants Required		
Shade Trees	6	
Evergreen Trees	7	
Shrubs		
Number of Plants Provided		
Shade Trees	6	
Evergreen Trees	7	

**REVISIONS**

No.	Rev. desc.	Date
5	Rev. hse. of grad. lot 6, Add hse. typical	10-17-00
4	Rev. hse. of grad. lot 7	10-2-00
3	Rev. hse. of grad. lot 16	9-20-00
2	Rev. hse. of grad. lot 5 to show As-Built Conditions	9-15-00
1	Rev. hse. of grad. lot 20	5-31-98

**OWNER / DEVELOPER**  
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DESIGNED: JME  
 DRAWN: PS  
 CHECKED: JME  
 DATE: 11-3-07

**SITE DEVELOPMENT PLAN**  
 LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
 TAX MAP 37 PARCEL 95  
 FIRST (1st.) ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

FOR: PATRIOT HOMES  
 P.O. Box 1018  
 Columbia, Maryland 21044

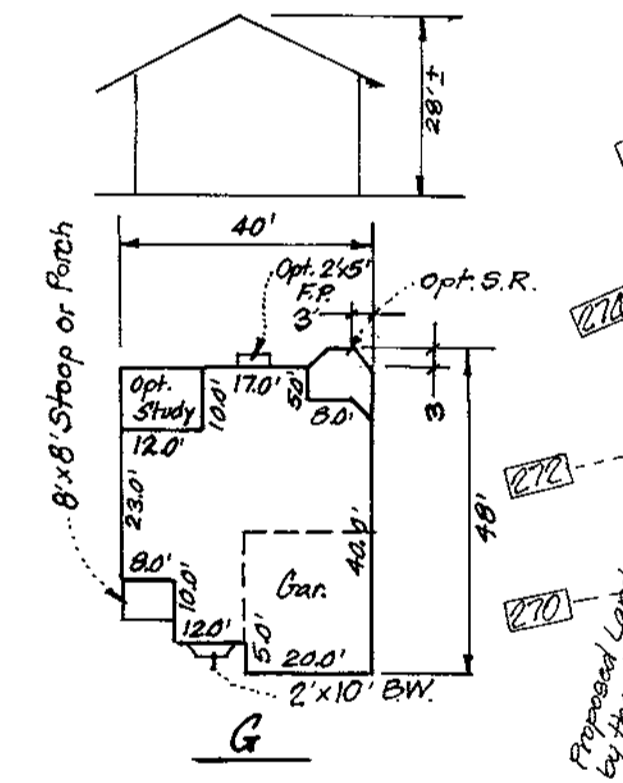
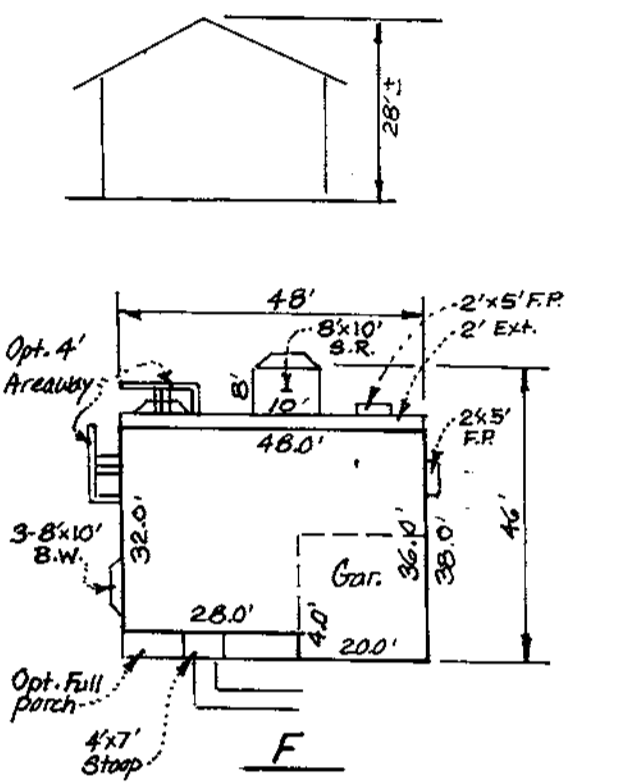
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 DRAWING: 2 of 6  
 JOB NO.: 97-140  
 FILE NO.: 97-140X



50P98-49

NO.	REVISIONS	DATE
1	REV. HSE & GRID LOT 35	12-15-98
2	Rev. Hse & Grid Lts 28, 23, 34, & Add G & F Hse Typs	3-24-00
3	Rev. hse & grad. lots 11 and 30	4-11-00
4	Rev. hse & grad. lot 26 from 2 box to N house	5-1-00
5	Rev. Hse & grad. lot 24	6-18-00
7	Add optional S.R. to G hse typical	9-29-00

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	Parking Area Apartments & Commercial-Industrial Zones with no heavy trucks		



OWNER / DEVELOPER  
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 COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/2/00  
 Chief, Development Engineering Division MK  
 Date

*[Signature]* 7/2/00  
 Manager, Division of Land Development  
 Date

*[Signature]* 7/15/98  
 Director  
 Date

<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		DESIGNED	JME	SCALE	1" = 30'
		DRAWN	PS	DRAWING	3 of 6
<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 3 THRU 37</b> <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND		CHECKED	gme	JOB NO.	97-140
		DATE	11-3-97	FILE NO.	97-140X

FOR: PATRIOT HOMES  
 P.O. Box 1018  
 Columbia, Maryland 21044

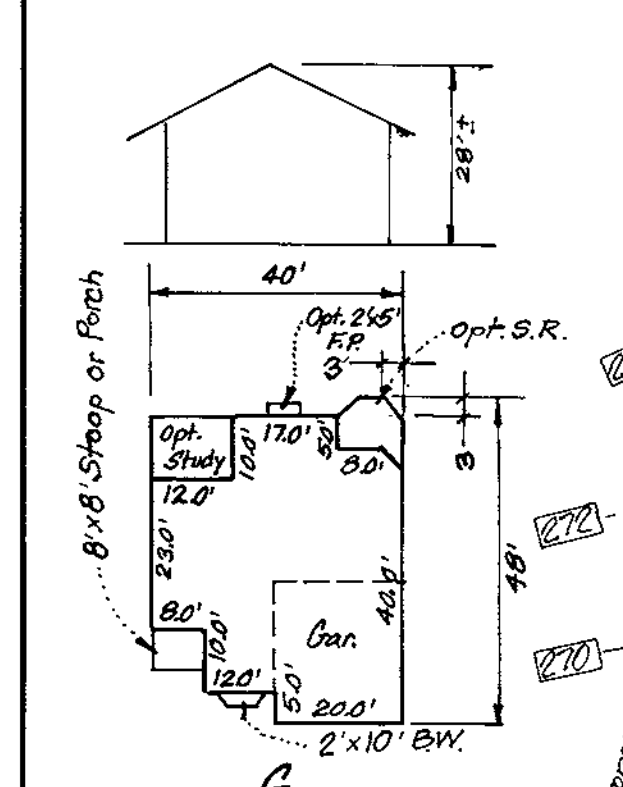
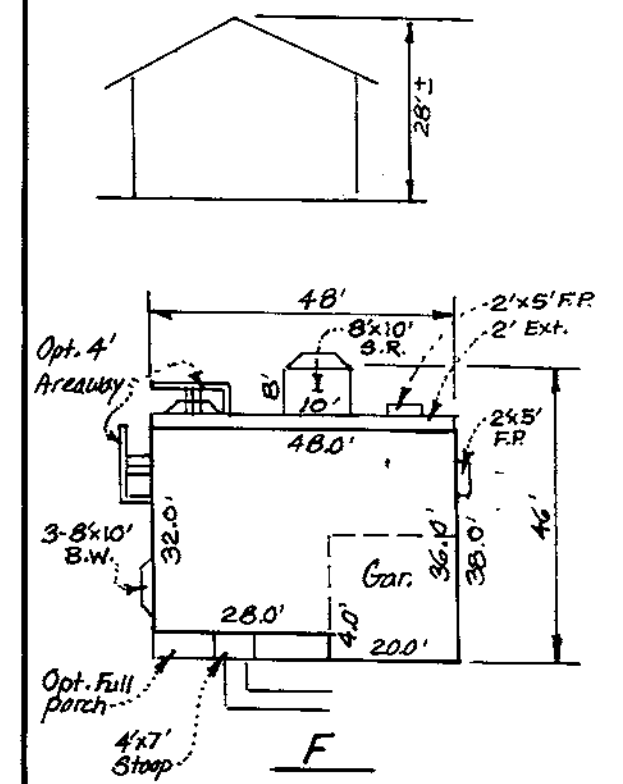
50P 98-49





NO.	REVISIONS	DATE
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2	Rev. Hse & Grid lots 28, 23, 34, & Add G.S.F. Hse Typs	3-29-00
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5	Rev. hse & grid lot 24	6-18-00
6	Add optional S.R. to G hse typical	9-20-00
7	Rev. hse & grid lot 13 to show As-Built Conditions	11-3-00
8	Rev. hse & grid lot 25 to show As-Built Conditions	11-14-00

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	Parking Bays Apartments & Commercial-Industrial Zones with no heavy trucks Travellways Apartments & Commercial-Industrial Zones with no heavy trucks	1" Bit. Conc. Surface 4" Bit. Conc. Base	1" Bit. Conc. Surface 2" Bit. Conc. Base 4" Graded Aggregate Base (GAB)

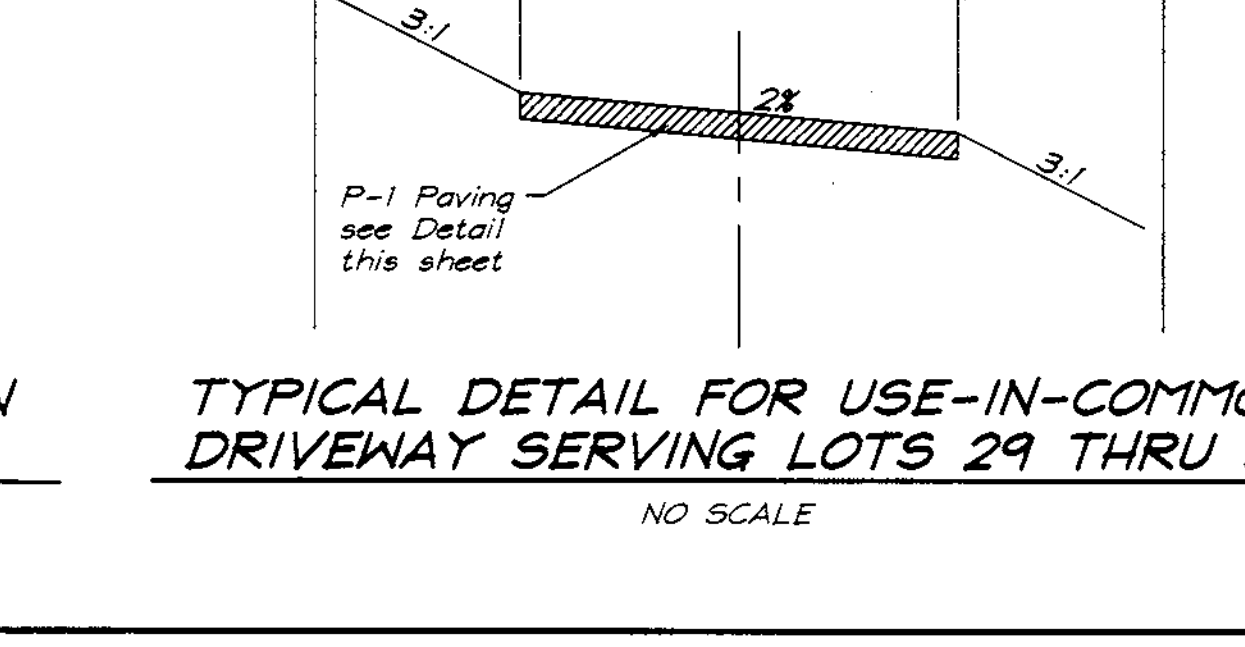
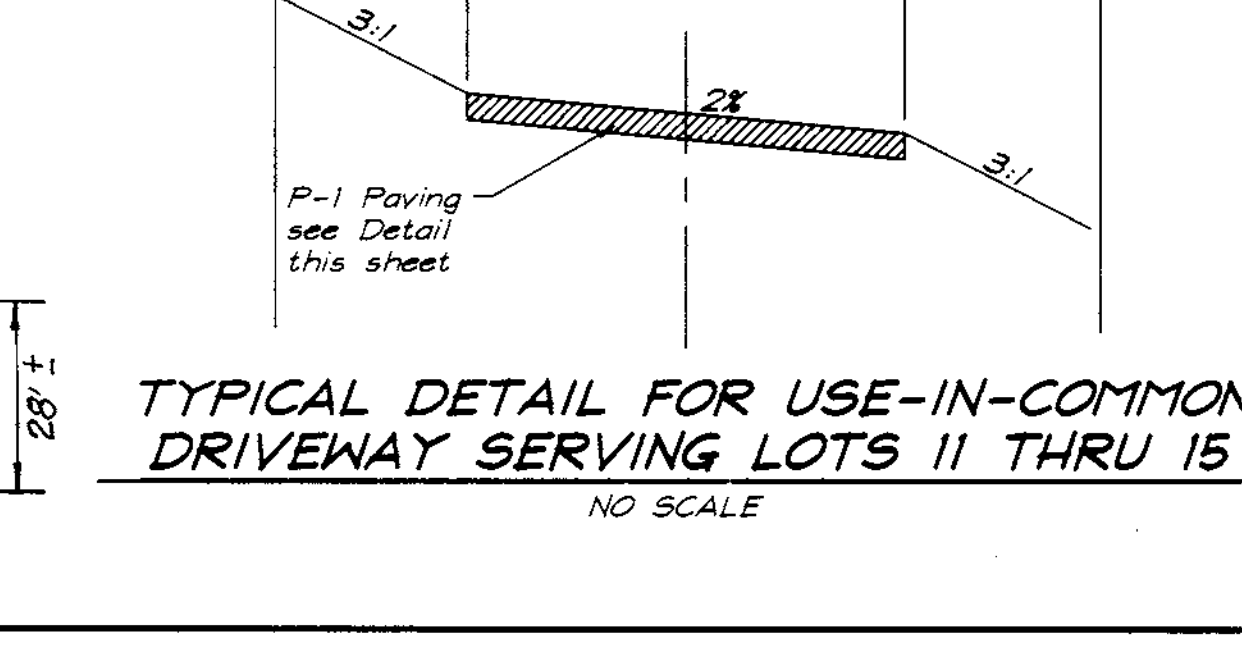
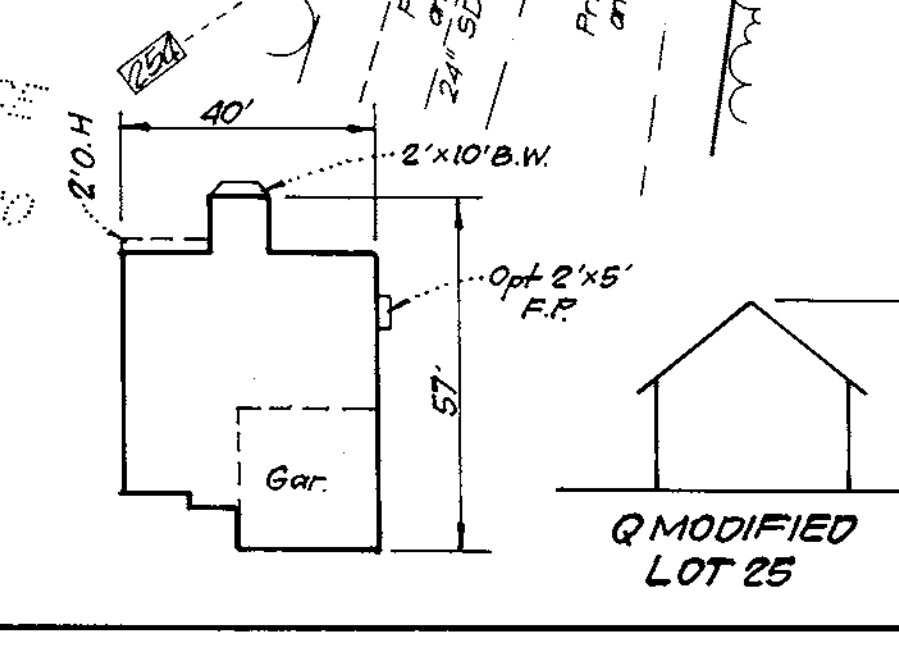


APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/2/00  
Chief, Development Engineering Division MKK  
Date

*[Signature]* 7/2/00  
Chief, Division of Land Development  
Date

*[Signature]* 7/2/00  
Director  
Date



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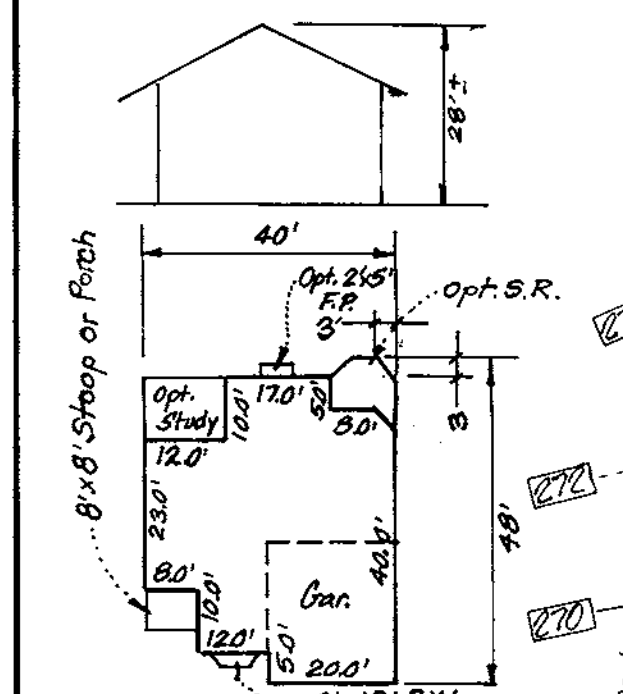
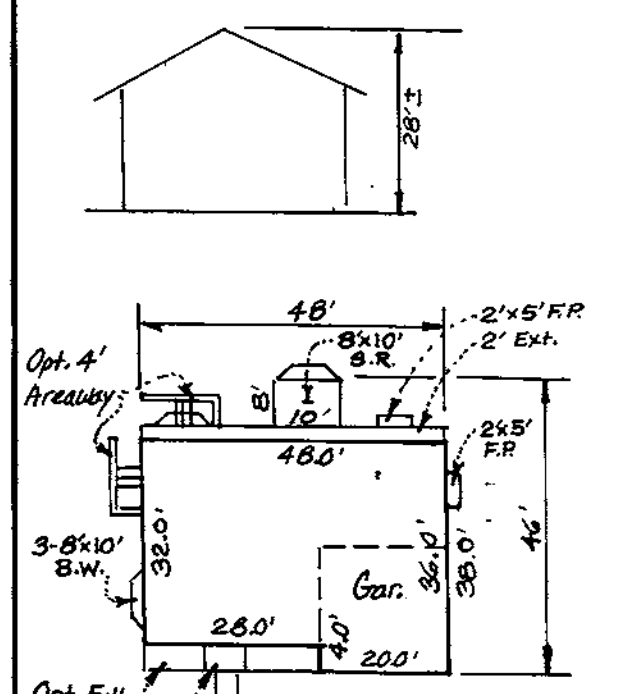
7135 MINTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED JME	<b>SITE DEVELOPMENT PLAN</b> <b>LOTS 3 THRU 37</b> <b>RAUSCH PROPERTY</b> TAX MAP 37 PARCEL 95 FIRST (1st) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE 1" = 30'
DRAWN PS		DRAWING 3 of 6
CHECKED jme		JOB NO. 97-140
DATE 11-3-97		FILE NO. 97-140X
FOR: PATRIOT HOMES P.O. Box 108 Columbia, Maryland 21044		

SDP 98-44

NO.	REVISIONS	DATE
1	REV. HSE & GRID LOT 35	12-15-98
2	Rev. Hse & Grid lots 28, 23, 34, & Add G & F Hse Typs	5-29-00
3	Rev. hse & grid lots 11 and 30	4-11-00
4	Rev. hse & grid lot 26 from 2 box to N house	5-1-00
5	Rev. hse & grid lot 24	6-13-00
7	Add optional S.R. to G hse typical	9-29-00
8	Rev. hse & grid lot 13 to show As-Built Conditions	11-3-00
10	Rev. hse & grid lot 25 to show As-Built Conditions	11-14-00
12	Rev. hse & grid lot 27	2-16-01

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
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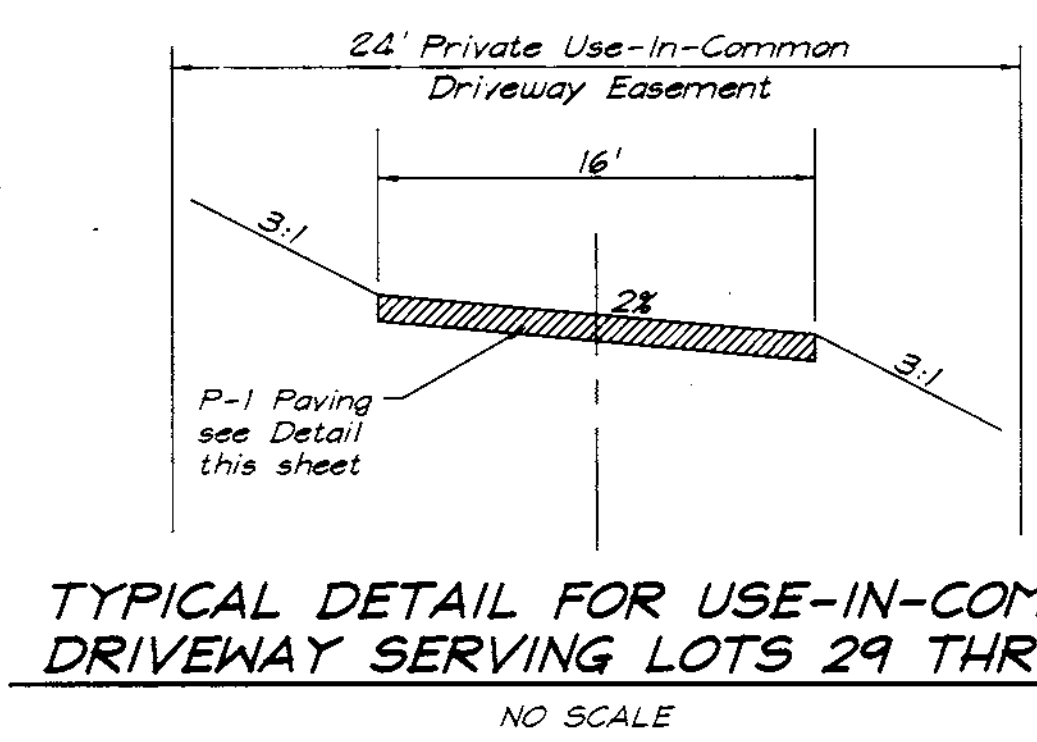
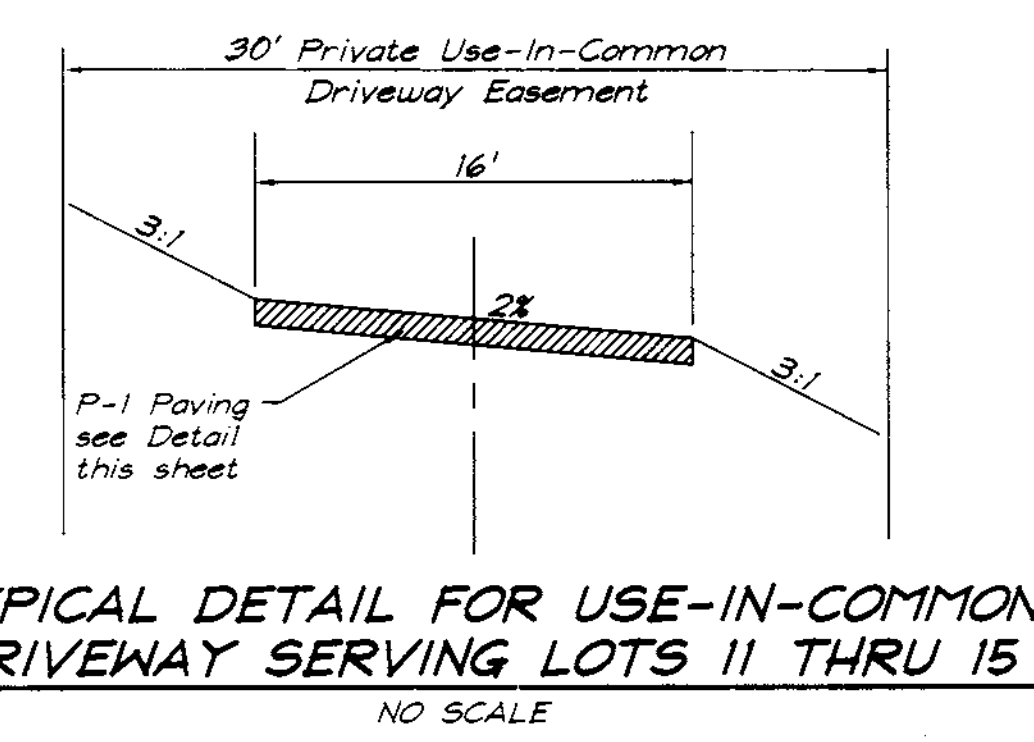


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*[Signature]* 7/2/98  
 Chief, Development Engineering Division MKK  
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**SITE DEVELOPMENT PLAN**  
 LOTS 3 THRU 37  
**RAUSCH PROPERTY**  
 TAX MAP 37 PARCEL 95  
 FIRST (1st) ELECTION DISTRICT  
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FOR: PATRIOT HOMES  
 P.O. Box 1016  
 Columbia, Maryland 21044

SCALE: 1" = 30'  
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 JOB NO.: 97-140  
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**SOP 98-49**