

VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SANITARY SEWER SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY TAKEN FROM 200' SCALE COUNTY TOPO.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 27, RESPECTIVELY.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE, INC., FEBRUARY 1994.
- FIELD SURVEYED BY TSA GROUP, INC.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PROVIDED BY LEE CUNNINGHAM AND ASSOCIATES, INC., FEBRUARY 1994.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE, INC., FEBRUARY 1994.
- NOISE STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE TO DETERMINE IF MITIGATION IS REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- STORMWATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT. OWNERSHIP AND MAINTENANCE OF THE SWM FACILITY SHALL BE BY HOWARD COUNTY.
- THERE IS NO 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS OR 25' WETLAND BUFFER.
- A SIGHT DISTANCE ANALYSIS FOR MONTGOMERY ROAD AND THE PROPOSED INTERSECTION HAS BEEN SUBMITTED TO THE DEPT. OF PUBLIC WORKS.
- STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 16,000 SQUARE FEET.
- FOR EXISTING CONDITIONS SEE DRAWING NO. 2 OF 2.
- ROAD IMPROVEMENTS SHALL BE MADE TO MONTGOMERY ROAD IN ACCORDANCE WITH MD CO STD DETAILS.
- TEMPORARY ACCESS FOR CALVERT RIDGE AS PROVIDED IN F-94-54 SHALL BE ELIMINATED UPON CONSTRUCTION AND DEDICATION OF THE ROAD ACCESS IN THIS SUBDIVISION.
- THE FOREST CONSERVATION EASEMENTS LOCATED ON LOTS 16 & 17 OF THIS CALVERT RIDGE SUBDIVISION SHALL BE RELOCATED PRIOR TO ACCEPTANCE OF AND DEDICATION TO HOWARD COUNTY. ALL FOREST CONSERVATION REQUIREMENTS SHALL BE SATISFIED.
- STORMWATER QUALITY TREATMENT FOR THE ROADWAYS AND LOTS 1 THRU 24 SHALL BE PROVIDED BY INFILTRATION IN THE SWM FACILITY. WATER QUALITY TREATMENT FOR LOTS 25 THRU 31 SHALL BE BY DRY WELLS.
- OPEN SPACE LOT 39 SHALL BE CONTIGUOUS WITH EXISTING OPEN SPACE LOT 27 OF CALVERT RIDGE.
- THIS PROJECT SHALL BE IN COMPLIANCE WITH ADA REQUIREMENTS.



PLAN
SCALE: 1" = 100'

SITE DATA

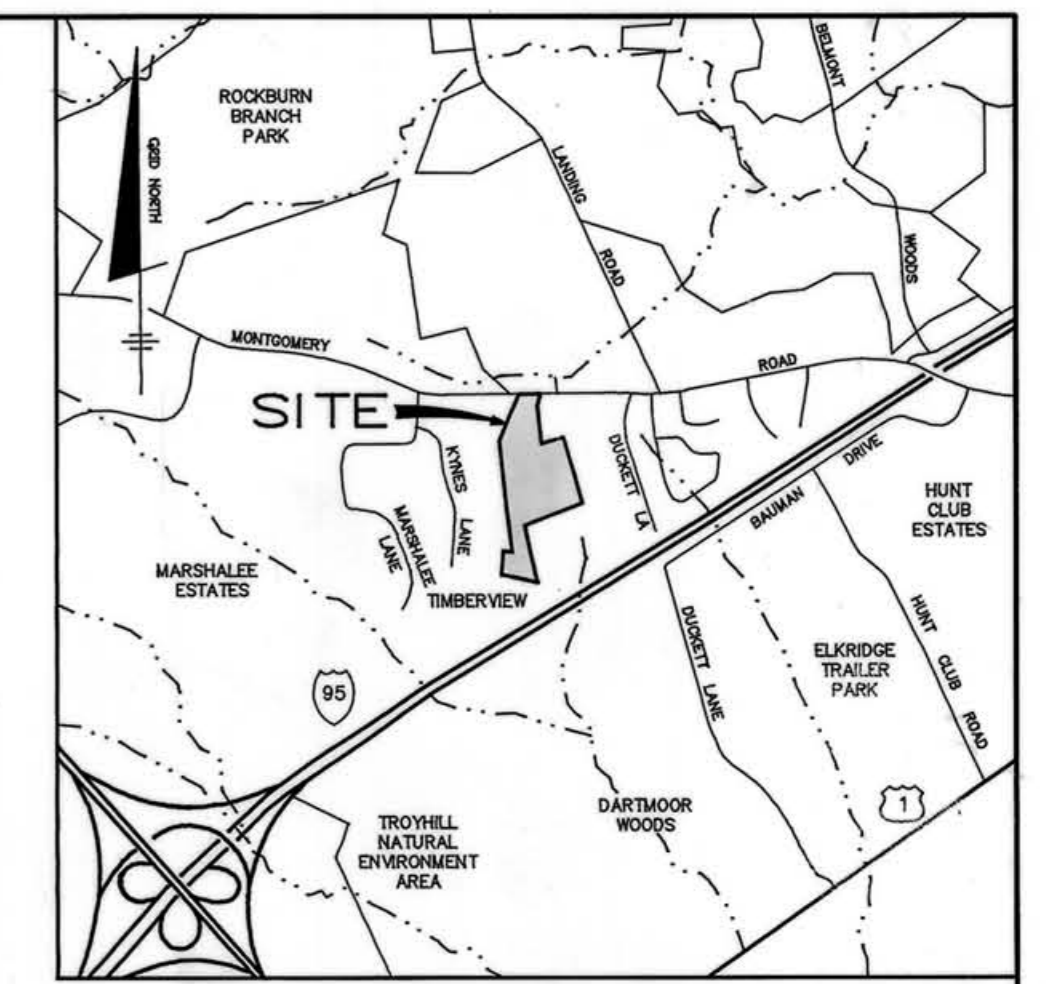
LOCATION	TAX MAP 37, PAR. 95
ZONING	R-20
DEED REFERENCE	LIBER 1045 FOLIO 343 (PLAT NO. 5874)
TRACT AREA (0.74 AC RESUBDIVISION)	20.49 AC.
100-YEAR FLOODPLAIN	0.00 AC.
STEEP SLOPES	0.00 AC.
NET AREA	20.49 AC.
NUMBER OF BUILDABLE LOTS PROPOSED	37
AREA OF BUILDABLE LOTS	14.47 AC.
OPEN SPACE REQUIRED (20% RAUSCH 2000)	3.95 AC. *
RECREATIONAL OPEN SPACE REQUIRED	0.17 AC. (7400 SF)
200 S.F. / UNIT	
NUMBER OF OPEN SPACE LOTS PROPOSED	2
AREA OF OPEN SPACE LOTS PROPOSED	3.95 AC. (4.04 AC.) **
RECREATIONAL OPEN SPACE PROPOSED	0.20 AC. (8700 SF)
ROAD RIGHT-OF-WAY AREA	1.98 AC.

* 0.74 ACRES (LOT 16 AND 17 OF CALVERT RIDGE SUBDIVISION) OPEN SPACE REQUIREMENT HAS BEEN PROVIDED IN THAT SUBDIVISION; THEREFORE, OPEN SPACE REQUIRED IN THIS SUBDIVISION IS BASED ON GROSS AREA OF 20.49 AC. - 0.74 AC. = 19.75 AC. 19.75 AC. x .20 = 3.95 AC.

** 0.09 OF 4.04 AC. TOTAL IS CONSIDERED NON-CREDIT OPEN SPACE DUE TO WIDTH LESS THAN 95' (20' SWM ACCESS AS SHOWN ON PLAN) ACCOUNTABLE OPEN SPACE IS 3.95 AC.

NO	DATE	REVISION

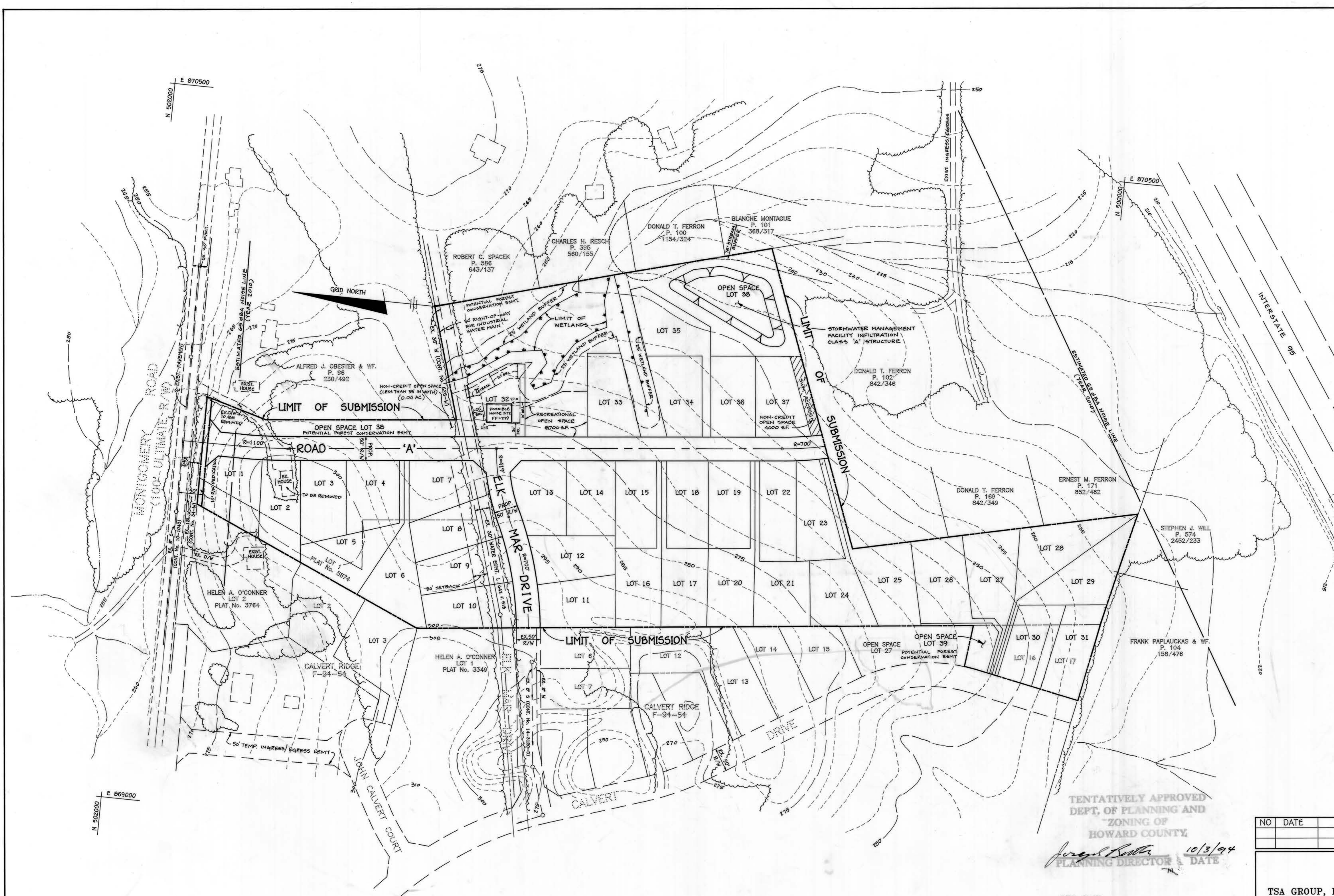
TSA GROUP, INC. planning • architecture • engineering 6480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8100	
OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: RAUSCH PROPERTY A RESUBDIVISION OF LOTS 1 AND 2, FREDERICK AND HOFFEN RAUSCH, JR., PROPERTY (PLAT # 5874) AND LOTS 16 AND 17, CALVERT RIDGE (F-94-54)
LOCATION: TAX MAP 37 - PARCEL 95 14 ELLICOTT DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SKETCH PLAN F-94-160
DATE: FEBRUARY 15, 1994 SEPT. 21, 1994	PROJECT NO: 0680
DES: JME/DRX	DRN: DRK/DBT
SCALE: AS SHOWN	DRAWING 1 OF 2



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SANITARY SEWER SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY TAKEN FROM 200' SCALE COUNTY TOP.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 27, RESPECTIVELY.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE, INC., FEBRUARY 1994. FIELD SURVEYED BY TSA GROUP, INC.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PROVIDED BY LEE CUNNINGHAM AND ASSOCIATES, INC., FEBRUARY 1994.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE INC., FEBRUARY 1994.
- NOISE STUDY SHALL BE PROVIDED AT PRELIMINARY PLAN STAGE TO DETERMINE IF MITIGATION IS REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- STORMWATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT. OWNERSHIP AND MAINTENANCE OF THE SWM FACILITY SHALL BE BY HOWARD COUNTY.
- THERE IS NO 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS OR 25' WETLAND BUFFER.
- A SIGHT DISTANCE ANALYSIS FOR MONTGOMERY ROAD AND THE PROPOSED INTERSECTION HAS BEEN SUBMITTED TO THE DEPT. OF PUBLIC WORKS.
- STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 16,000 SQUARE FEET.
- FOR EXISTING CONDITIONS SEE DRAWING NO. 2 OF 2.
- ROAD IMPROVEMENTS SHALL BE MADE TO MONTGOMERY ROAD IN ACCORDANCE WITH H.C. CO. STD. DETAILS.
- TEMPORARY ACCESS FOR CALVERT RIDGE AS PROVIDED IN F-94-54 SHALL BE ELIMINATED UPON CONSTRUCTION AND DEDICATION OF THE ROAD ACCESS IN THIS SUBDIVISION.
- THE FOREST CONSERVATION EASEMENTS LOCATED ON LOTS 16 & 17 OF THIS CALVERT RIDGE SUBDIVISION SHALL BE RELOCATED PRIOR TO ACCEPTANCE OF AND DEDICATION TO HOWARD COUNTY. ALL FOREST CONSERVATION REQUIREMENTS SHALL BE SATISFIED.
- STORMWATER QUALITY TREATMENT FOR THE ROADWAYS AND LOTS 1 THRU 24 SHALL BE PROVIDED BY INFILTRATION IN THE SWM FACILITY. WATER QUALITY TREATMENT FOR LOTS 25 THRU 31 SHALL BE BY DRY WELLS.
- OPEN SPACE LOT 39 SHALL BE CONTIGUOUS WITH EXISTING OPEN SPACE LOT 27 OF CALVERT RIDGE.
- THIS PROJECT SHALL BE IN COMPLIANCE WITH ADA REQUIREMENTS.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Jorge R. Rios 10/3/94
PLANNING DIRECTOR & DATE

PLAN
SCALE: 1" = 100'

SITE DATA

LOCATION TAX MAP 37, PAR. 95
ZONING R-20
DEED REFERENCE LIBER 1045 FOLIO 343 (PLAT No. 5874)

TRACT AREA (0.74 AC. RESUBDIVISION) 20.49 AC.
100-YEAR FLOODPLAIN 0.00 AC.
STEEP SLOPES 0.00 AC.
NET AREA 20.49 AC.
NUMBER OF BUILDABLE LOTS PROPOSED 37
AREA OF BUILDABLE LOTS 14.47 AC.
OPEN SPACE REQUIRED (22% RATIO) 3.95 AC.*
RECREATIONAL OPEN SPACE REQUIRED
200 S.F. / UNIT 0.17 AC. (7400 SF)
NUMBER OF OPEN SPACE LOTS PROPOSED 2
AREA OF OPEN SPACE LOTS PROPOSED (22% RATIO) 3.95 AC. (4.04 AC)**
RECREATIONAL OPEN SPACE PROPOSED 0.20 AC. (8700 SF)
ROAD RIGHT-OF-WAY AREA 1.98 AC.

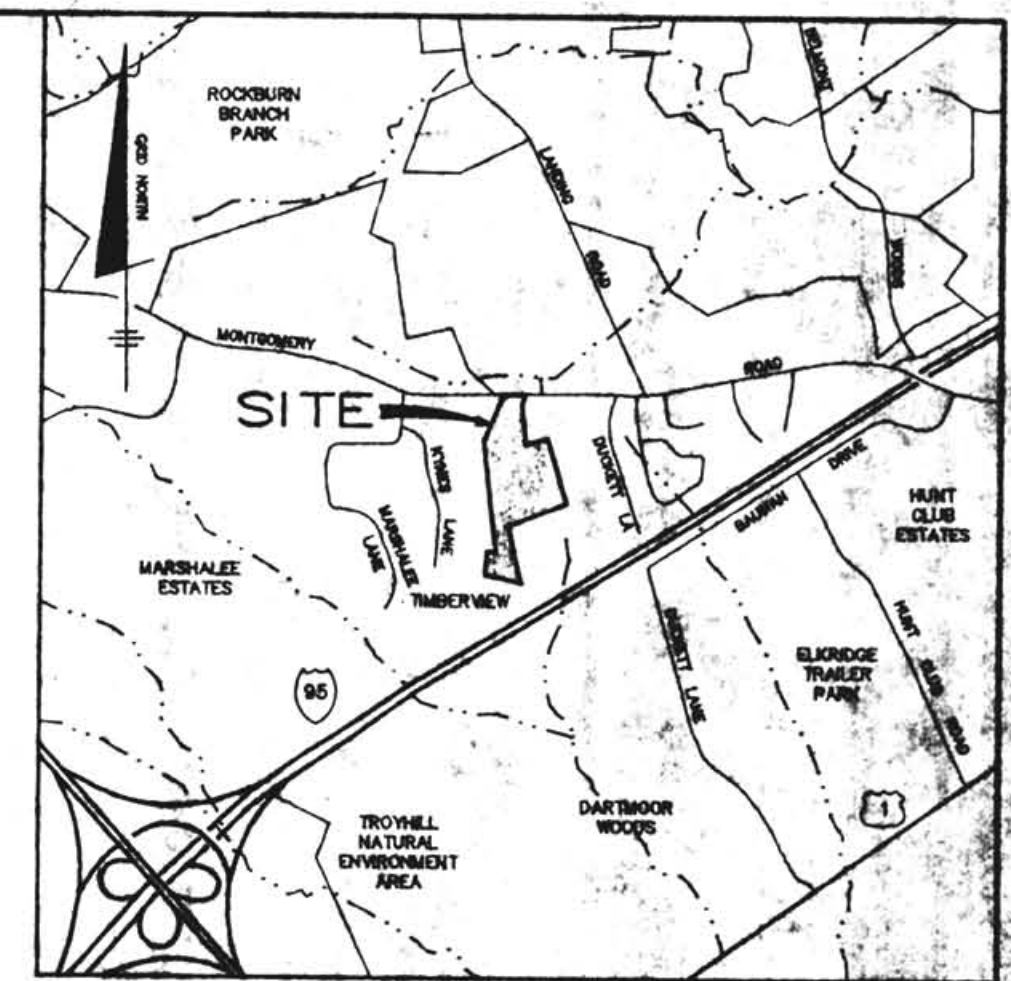
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NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

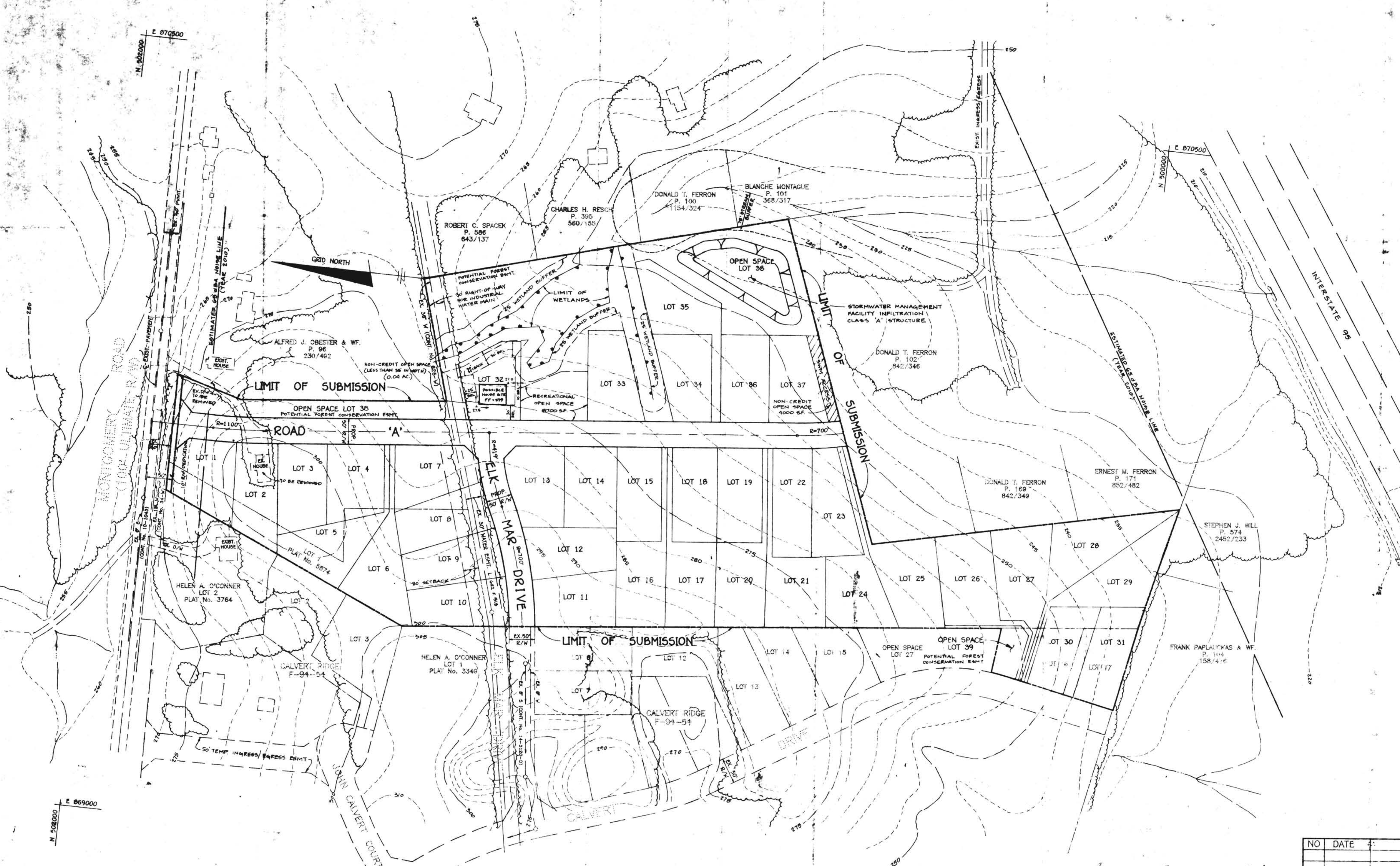
OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: RAUSCH PROPERTY A RESUBDIVISION OF LOTS 1 AND 2, FEEDERLINE AND NORTON RAUSCH, JR., PROPERTY (PLAT #5874) AND LOTS 16 AND 17, CALVERT RIDGE (F-94-54)
LOCATION: TAX MAP 37 - PARCEL 95 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: SKETCH PLAN F-04-160
DATE: FEBRUARY 15, 1994 SEPT. 21, 1994	PROJECT NO. 0660
DES: JME/DRK	DRN: DRK/DBT
SCALE: AS SHOWN	DRAWING 1 OF 1



VICINITY MAP
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PLAN
SCALE: 1" = 100'

SITE DATA

LOCATION	TAX MAP 37, PAR. 95
ZONING	R-20
DEED REFERENCE	LIBER 1045 FOLIO 343 (PLAT No. 5874)
TRACT AREA (0.74 AC RESUBDIVISION)	20.49 AC.
100-YEAR FLOODPLAIN	0.00 AC.
STEEP SLOPES	0.00 AC.
NET AREA	20.49 AC.
NUMBER OF BUILDABLE LOTS PROPOSED	37
AREA OF BUILDABLE LOTS	14.47 AC.
OPEN SPACE REQUIRED (80% RAUSCH PROPS)	3.95 AC. **
RECREATIONAL OPEN SPACE REQUIRED	0.17 AC. (7400 SF)
NUMBER OF OPEN SPACE LOTS PROPOSED	2
AREA OF OPEN SPACE LOTS PROPOSED	3.95 AC. (4.04 AC) **
RECREATIONAL OPEN SPACE PROPOSED	0.20 AC. (8700 SF)
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NO	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering 8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 468-8100</p>		
OWNER/DEVELOPER:		PROJECT: RAUSCH PROPERTY A RESUBDIVISION OF LOTS 1 AND 2, FREDERICK AND MARSHALL RAUSCH, JR., PROPERTY (PLAT # 5874) AND LOTS 16 AND 17, CALVERT RIDGE (F-94-54)
SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244		LOCATION: TAX MAP 37 - PARCEL 95 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SKETCH PLAN F-04-180		
DATE: FEBRUARY 15, 1994 SEPT. 21, 1994	PROJECT NO: 0980	SCALE: AS SHOWN
DES: JMS/DRK	DRN: DRK/DBT	SCALE: AS SHOWN