

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	121 LF	4500 LF
CREDIT FOR EXISTING VEGETATION	NO	YES, 1400 LF
CREDIT FOR WALL, FENCE, OR BERM	YES, 83 LF	YES, 1000 LF
NUMBER OF PLANTS REQUIRED		
SHADE TREES	1	35
EVERGREEN TREES	1	0
SHRUBS	0	0
NUMBER OF PLANTS PROVIDED	2	35
SHADE TREES	1	35
EVERGREEN TREES	1	0
SHRUBS	0	0

SCHEDULE B AND C ARE NOT APPLICABLE.

SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	860 LF
CREDIT FOR EXISTING VEGETATION	NO
NUMBER OF TREES REQUIRED	
SHADE TREES	18
EVERGREEN TREES	22
NUMBER OF TREES PROVIDED	
SHADE TREES	18
EVERGREEN TREES	22

- ACER RUBRUM (RED MAPLE)
- ⊕ QUERCUS RUBRA (RED OAK)
- ⊗ PINUS STROBUS (WHITE PINE)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James K. Williams 4/16/96
PLANNING DIRECTOR DATE

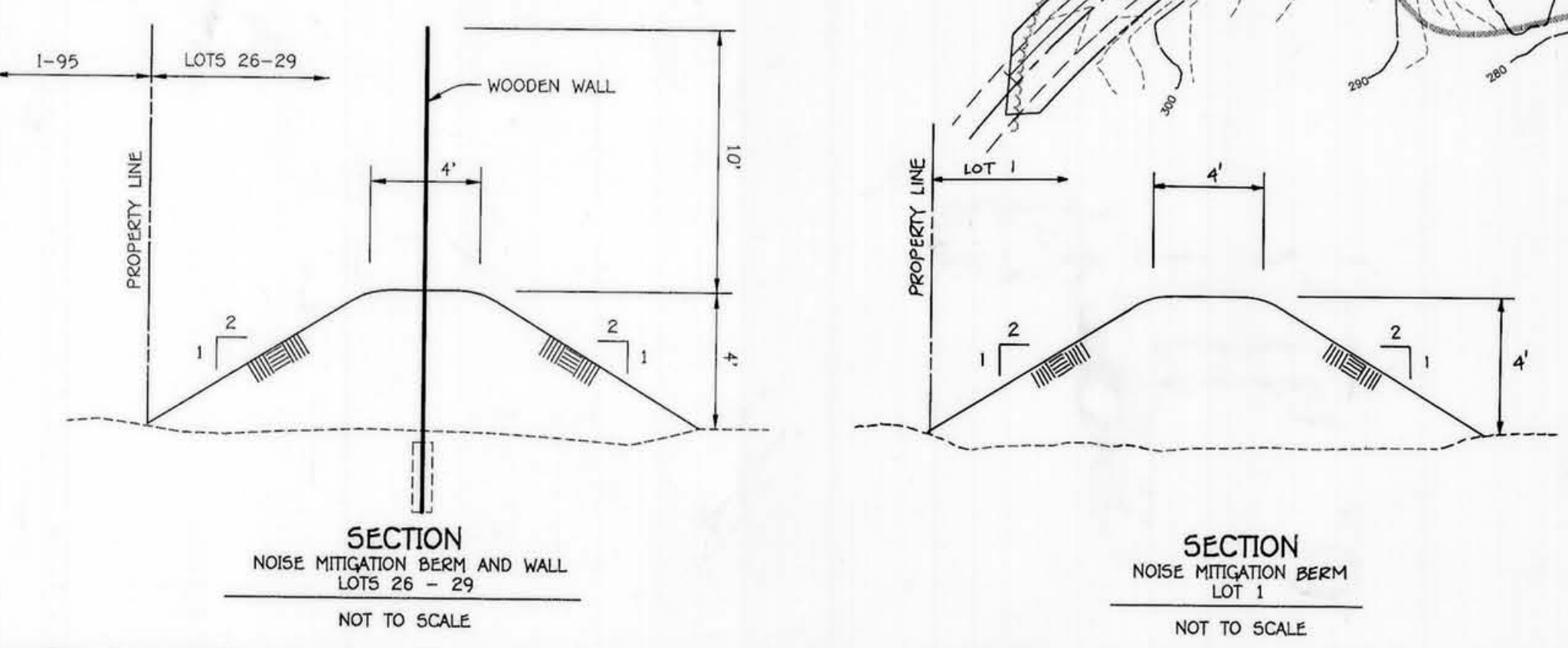
SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
BeB2	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
BeC2	C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
CID2	C	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
CmC2	C	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
Em	D	ELKTON SILT LOAM
EvB	A	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES
Fa	D	FALLSINGTON LOAM
Gp	C	GRAVEL FITS AND QUARRIES
IuB	C	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
Li	D	LEONARDTOWN SILT LOAM
Mo	B	MIXED ALLUVIAL SAND
RuB2	B	RUMFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
RuC2	B	RUMFORD LOAMY SAND, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
ScB	B	SANDY AND CLAYEY LOAM, GENTLY SLOPING
SfB2	B	SASSAFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MOD. ERODED
SfC2	B	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MOD. ERODED
SfD2	B	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MOD. ERODED

* INDICATES HYDRIC SOILS
SOILS MAP No. 26

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOUR
- EXISTING WOODSLINE
- PROPOSED WOODSLINE
- WETLAND LIMIT
- SOILS DELINEATION
- EXISTING STRUCTURE
- PROPOSED HOUSE LOCATION WITH DRIVEWAY
- ⊕ TEST PIT LOCATION SEE SWM REPORT FOR DATA



NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 485-6106

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, FREDERICK AND NOREEN RAUSCH PROPERTY (PLAT NO. 5874) AND LOTS 16 AND 17 CALVERT RIDGE (PLAT NO. 11086-11808)

LOCATION: TAX MAP 37 - PARCEL 95
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY GRADING
SOILS, & LANDSCAPE PLAN
S-94-34 F-84-160 F-94-54

DATE: OCTOBER 1995
FEBRUARY 28, 1996

PROJECT NO. 0660

SCALE: AS SHOWN DRAWING 2 OF 2

DESIGN: JME **DRAFT:** DBT

MINIMUM LOT SIZE CHART			
LOT No.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
5	17,615 S.F.	1,615 S.F.	16,000 S.F.
6	17,809 S.F.	1,637 S.F.	16,172 S.F.
16	18,253 S.F.	2,253 S.F.	16,000 S.F.
17	18,253 S.F.	2,253 S.F.	16,000 S.F.
20	18,253 S.F.	2,253 S.F.	16,000 S.F.
21	18,570 S.F.	2,570 S.F.	16,000 S.F.
24	18,656 S.F.	2,656 S.F.	16,000 S.F.
25	19,368 S.F.	2,373 S.F.	16,995 S.F.
26	17,672 S.F.	1,672 S.F.	16,000 S.F.
27	18,780 S.F.	1,024 S.F.	17,756 S.F.
28	19,650 S.F.	1,290 S.F.	18,360 S.F.
29	20,213 S.F.	1,280 S.F.	18,933 S.F.
34	19,507 S.F.	3,507 S.F.	16,000 S.F.

NOTE: THERE IS NO FLOODPLAIN OR STEEP SLOPES WITHIN THESE LOTS.

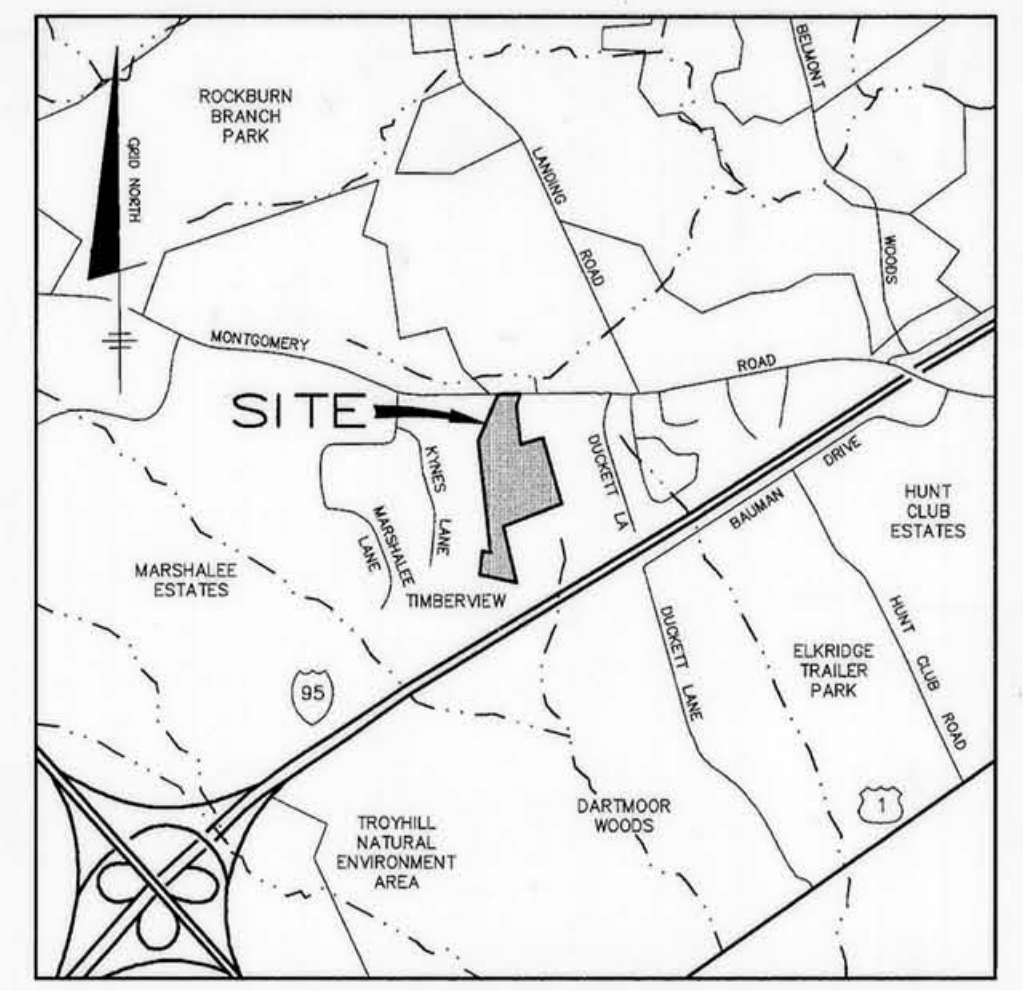
EASEMENT TABLE	
ESMT 'A'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 5 & 6
ESMT 'B'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 16 & 17
ESMT 'C'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 20 & 21
ESMT 'D'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 24 & 25
ESMT 'E'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 26-29

C CURVE DATA CHART			
No.	RADIUS	LENGTH	DELTA
1	1100.00'	103.35'	05° 23' 00"
2	700.00'	90.94'	07° 26' 37"
3	419.06'	145.23'	19° 51' 23"
4	700.00'	257.28'	19° 25' 19"

SITE DATA	
1.) GROSS AREA...	20.48 AC.
2.) FLOODPLAIN / STEEP SLOPES...	0 AC.
3.) NET AREA...	20.48 AC.
4.) MINIMUM LOT SIZE PROPOSED...	16,000 S.F.
5.) TOTAL NUMBER OF PROPOSED LOTS: SINGLE FAMILY DETACHED.....	37
OPEN SPACE.....	3
6.) AREA OF PROPOSED ROAD RIGHT-OF-WAY.....	1.98 AC.
7.) AREA OF PROPOSED BUILDABLE LOTS.....	14.45 AC.
8.) OPEN SPACE REQUIRED (20% OF GROSS RAUSCH AREA).....	3.95 AC.
9.) OPEN SPACE PROVIDED (20% OF GROSS RAUSCH AREA).....	3.99 AC.
11.) RECREATIONAL OPEN SPACE PROVIDED.....	0.17 AC.

* THE OPEN SPACE REQUIREMENT FOR THE RESUBDIVISION OF LOTS 16 AND 17 OF CALVERT RIDGE (0.74 AC.) HAS BEEN SATISFIED IN THAT SUBDIVISION; THEREFORE, THE OPEN SPACE REQUIRED FOR THIS SUBDIVISION IS BASED ON THE RAUSCH PROPERTY (19.74 AC.) ONLY.

** 0.09 AC. OF THE TOTAL 4.05 AC. OF OPEN SPACE IS CONSIDERED NON-CREDIT OPEN SPACE DUE TO WIDTH LESS THAN 35 FEET (SWM ACCESS).

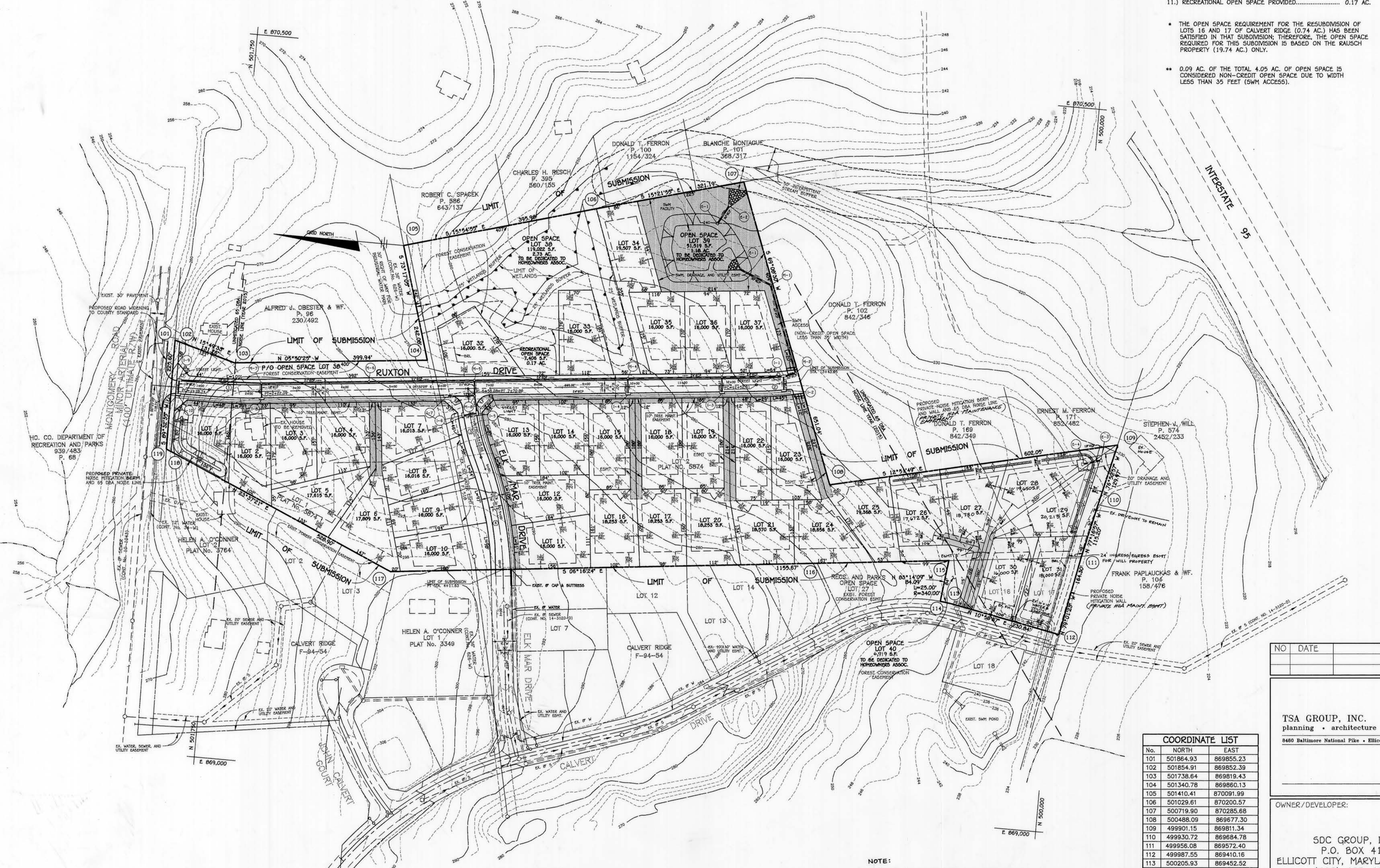


VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 37, PARCEL 95
METROPOLITAN DISTRICT
ZONING: R-20
TOTAL TRACT AREA: 20.48 AC.
NUMBER OF PROPOSED LOTS: 37 SFD, 3 OPEN SPACE
DATE SKETCH PLAN APPROVED: OCTOBER 3, 1994.
APPLICABLE DPZ FILE NUMBERS: 5-94-34, F-84-160, F-94-54
- TRACT BOUNDARY ESTABLISHED BY DEED, LIBER 1045, FOLIO 343 (PLAT NO. 5874) AND BOUNDARY SURVEY BY TSA GROUP, INC., APRIL 1995.
- TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC., APRIL 1995. CONTOUR INTERVAL IS 2 FEET.
- COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON NAD 27 HO. CO. GEODETIC CONTROL STATIONS 2944001 AND 2944002.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC, DRAINAGE AREA IS FATAPSCO.
- EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE CLASS 'A'. PUBLIC ACCESS SHALL BE PROVIDED FOR STRUCTURAL MAINTENANCE BY HOWARD COUNTY AND ROUTINE MAINTENANCE BY HOMEOWNERS ASSOCIATION.
- WETLANDS DELINEATION PREPARED BY ECO-SCIENCE INC., 2/94. FIELD SURVEYED BY TSA GROUP, INC. THERE SHALL BE NO WETLAND OR BUFFER DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOCIATES INC., FEBRUARY 1994
- FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NOISE STUDY PREPARED BY POLYSONICS INC., OCTOBER 1995.
- GEOTECHNICAL REPORT PROVIDED BY HILLIS-CARNES AND ASSOC., 11/94.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTS SHALL BE PROVIDED PER COUNTY REQUIREMENTS. MINIMUM 20' SPACING BETWEEN STREET LIGHT AND STREET TREE REQUIRED.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Joseph Smith 4/16/96
PLANNING DIRECTOR DATE



PLAN
SCALE: 1" = 100'

NOTE:
ACCESS TO THE WILL PROPERTY SHALL BE MAINTAINED SUBJECT TO THE RESUBDIVISION OF BRANTLY DEVELOPMENT PROVISION OF ACCESS.
VEHICULAR INGRESS AND EGRESS TO THE WILL PROPERTY SHALL BE PROVIDED (MAINTAINED) PRIOR TO RECORDATION OF SUBDIVISION PLAT.

COORDINATE LIST		
No.	NORTH	EAST
101	501864.93	869855.23
102	501854.91	869852.39
103	501738.64	869819.43
104	501340.78	869860.13
105	501401.41	870091.99
106	501029.61	870200.57
107	500719.90	870285.68
108	500488.09	869677.30
109	499901.15	869811.34
110	499930.72	869684.78
111	499956.08	869572.40
112	499987.55	869410.16
113	500205.93	869452.52
114	500230.63	869456.37
115	500220.27	869543.67
116	500499.47	869513.31
117	501378.55	869417.71
118	501853.09	869625.25
119	501883.13	869629.64

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LOCATION: TAX MAP 37 - PARCEL 95
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN
5-94-34 F-84-160 F-94-54

DATE: OCTOBER 1995 PROJECT NO. 0660
FEBRUARY 28 1996

DESIGN: JME DRAFT: DBT SCALE: AS SHOWN DRAWING 1 OF 2