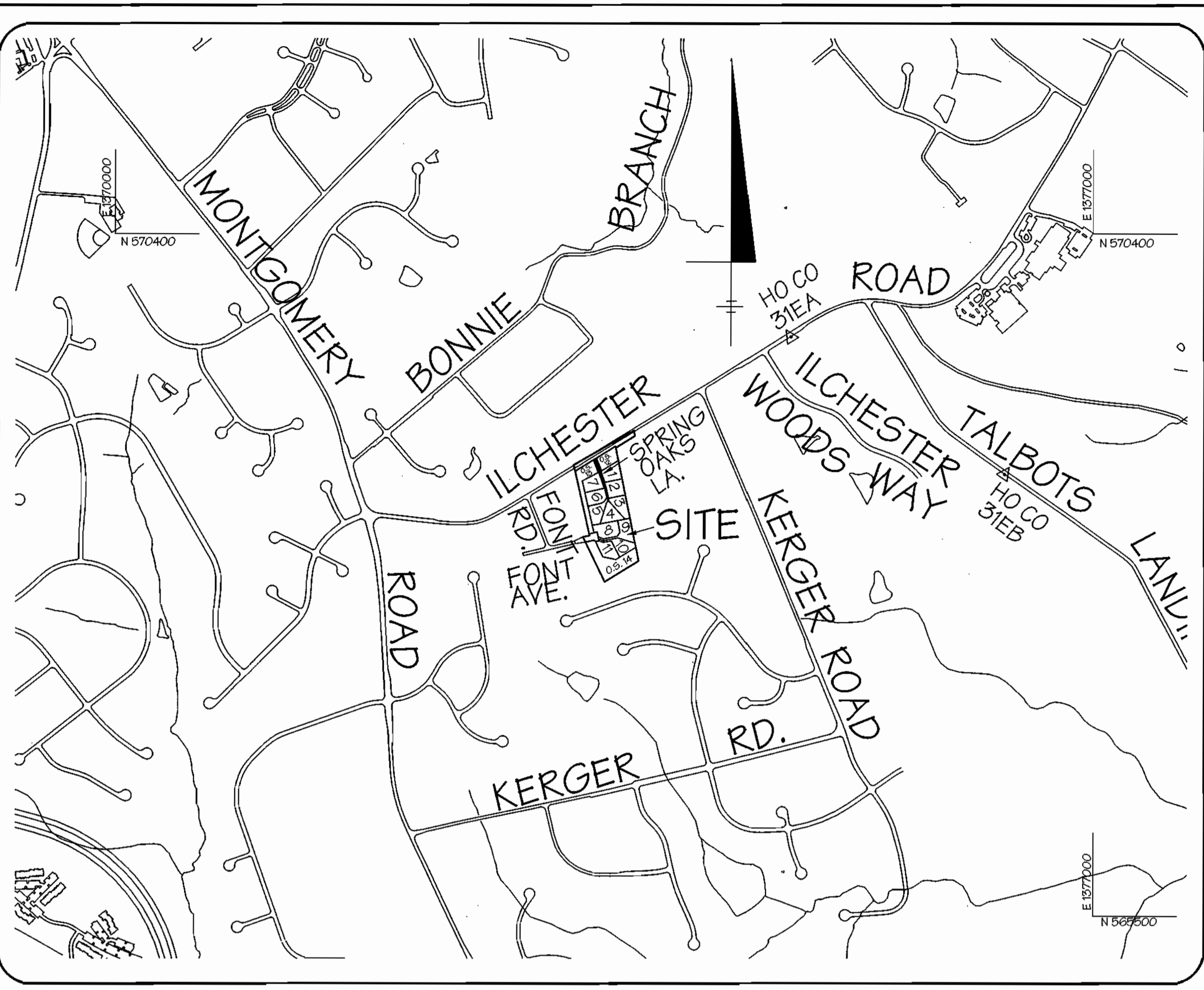


**TYPICAL HOUSE MODELS**  
SCALE: 1" = 30'

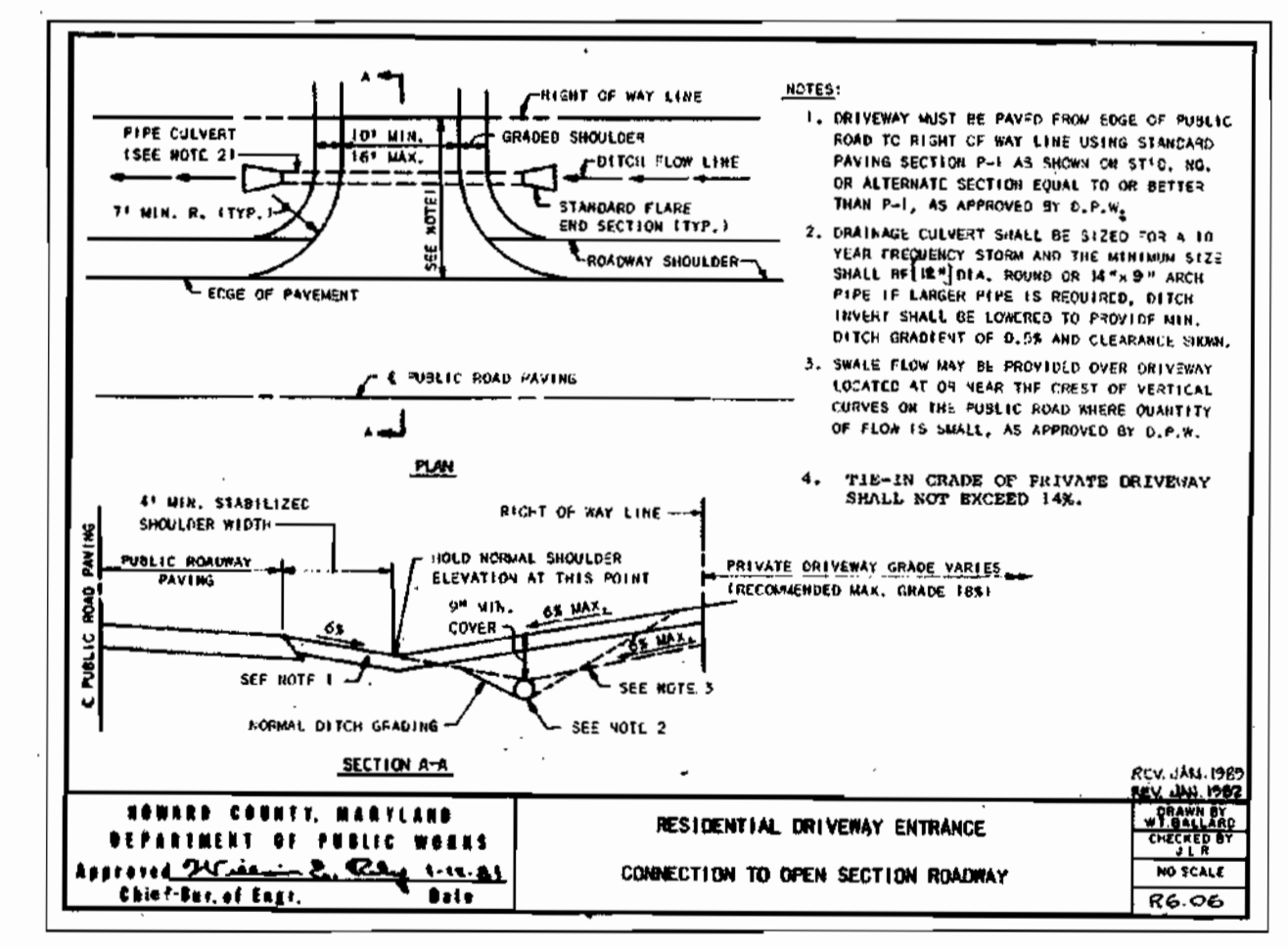
NOTE: SEE SHEET 3 OF 6 FOR ADDITIONAL MODELS.



# SITE DEVELOPMENT PLAN

## SPRING OAKS

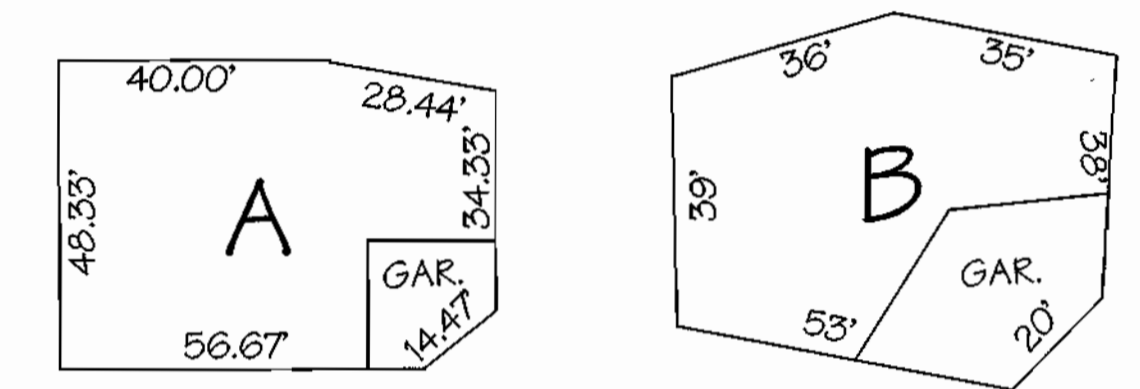
LOTS 1 - 7 AND 9 - 11  
1st ELECTION DISTRICT - HOWARD COUNTY, MD



INDEX OF SHEETS	
No.	Description
1	Cover Sheet
2	Site Development Plan
3	Site Development Plan
4	Sediment & Erosion Control Plan
5	Sediment & Erosion Control Plan
6	Sediment & Erosion Control Notes and Details

**BENCHMARKS:**  
Howard County Monument #31 EA  
Elevation: 469.604  
Standard stamped brass or aluminum disc on Concrete Monument; 0.3' Below Surface  
Located S.E. corner of intersection of Ilchester Road and Ilchester Woods Way 2' from sidewalk.

Howard County Monument # 31 EB  
Elevation: 453.398  
Standard stamped brass or aluminum disc on Concrete Monument; 0.3' Below Surface  
Located 19' from centerline of Talbots Landing Road 0.3 miles southeast of Ilchester Road 85' from BGE tower.



ALL MODELS AND OPTIONS FIT (SEE BELOW FOR GARAGE AND BASEMENT EXITS)

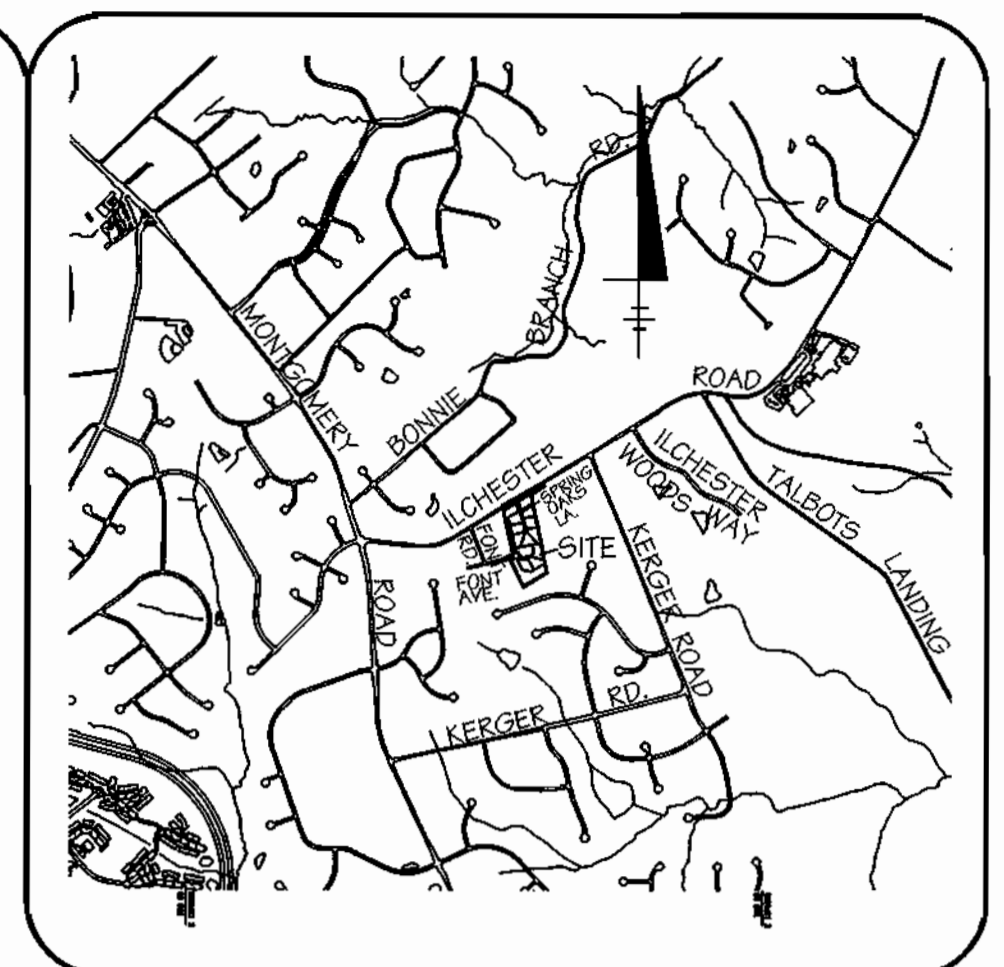
FENWICK, PAUL JAMES, CAMBRIDGE, SEAFORD AND CRAIG PAUL FITS WITH ALL OPTIONS.

### GENERIC FOOTPRINTS

SCALE: 1" = 30'

LOT NO.	GARAGES		BASEMENT EXITS	
	FRONT ENTRY	SIDE ENTRY	AREAWAY	WALKOUT
1	ALL	YES (1)	YES	NO
2	ALL	YES (1)	YES	NO
3	ALL	NO	YES	NO
4	ALL	NO	YES	NO
5	ALL	NO	NO	YES
6	ALL	YES (1)	NO	YES
7	ALL	NO	NO	YES
8	EXISTING HOUSE			
9	ALL	NO	YES	NO
10	ALL	NO	NO	YES
11	ALL	NO	NO	YES

(1) ALL MODELS FIT EXCEPT THE CRAIG PAUL



**VICINITY MAP**  
1" = 2000'

- NOTES:**
- SITE ANALYSIS CHART:
    - TOTAL PROJECT AREA: 0.4807 ACRES +/-
    - LIMIT OF DISTURBANCE: 2.06 ACRES +/-
    - PRESIDENT ZONING CLASSIFICATION: R-20 PER 10-10-85 COMPREHENSIVE ZONING PLAN
    - PROPOSED USE FOR SITE: SINGLE FAMILY DETACHED DWELLINGS
    - BUILDING COVERAGE: PROPOSED 0.75 AC +/- = 113.3%
    - TOTAL NUMBER OF UNITS ALLOWED: 11
    - TOTAL NUMBER OF UNITS PROPOSED: 10 (1 DETACHED)
  - PLAT REFERENCE: NOS. 8440 & 8420
  - COORDINATES BASED ON MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.
  - THE FOREST PRESERVATION EASEMENT WAS FILED BY LDE, INC. ON JANUARY, 1999.
  - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  - A. IN ACCORDANCE WITH SECTION 102 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN HEIGHT MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FT. (14 FT. SERVING MORE THAN ONE RESIDENCE)
    - SURFACE - OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.)
    - GEOMETRY - MAX. 2% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 FT. TURNING RADIUS
    - STRUCTURES (OVERHEADS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (TRUCK LOADS)
    - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE
    - MAINTENANCE - SUFFICIENT TO MAINTAIN ALL WEATHER CONDITIONS
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.04 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, THE LANDSCAPE WAS PROVIDED UNDER F02-22.
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 10.03 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, OPENINGS OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - THE FOREST CONSERVATION REQUIREMENTS OF SECTION 10.02 OF THE HOWARD COUNTY CODE FOR THIS PROJECT IS ONE ACRE OF OBLIGATION WHICH WILL BE FULFILLED BY THE RESTORATION OF 0.4 ACRES OF EXISTING FOREST AND THE PROPOSED PLANTING OF 0.4 ACRES ON-SITE, SURETY IN THE AMOUNT OF \$125,000 PROVIDED WITH THE DEVELOPER'S AGREEMENT UNDER F02-22.
  - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE ACCESS PLACE AND THE ROAD RIGHT-OF-WAY.
  - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCEMENT OF WORK, AT 410-310-1800.
  - PREVIOUS SITE FILE NUMBERS: 500-01, P01-12, AND F02-22.
  - THIS SITE DEVELOPMENT PLAN IS SUBJECT TO CHANGES WITH FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THERE IS AN EXISTING DWELLING STRUCTURE ON LOT 8 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - SEE PLATS # 8440 AND 8420 FOR LOT BOUNDARIES AND DISTANCES.
  - THERE ARE NO WETLANDS, STREAMS OR 100 YEAR FLOOD PLAIN AREAS LOCATED ON THIS PROPERTY.
  - OPEN SPACE LOTS 12 THRU 14 WERE DEDICATED TO A HOME OWNERS ASSOCIATION. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK, AT 410-310-1800.
  - THE RECORDING REFERENCE FOR THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 9 THRU 11 IS LIBER-6206 / FLOOD 0005 AND THE RECORDING REFERENCE FOR THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 1 THRU 7 IS LIBER-6206 / FLOOD 0005.

ADDRESS CHART	
LOT NO.	STREET ADDRESS
1	5103 SPRING OAKS LANE
2	5107 SPRING OAKS LANE
3	5111 SPRING OAKS LANE
4	5115 SPRING OAKS LANE
5	5112 SPRING OAKS LANE
6	5108 SPRING OAKS LANE
7	5104 SPRING OAKS LANE
9	5196 FONT AVENUE
10	5199 FONT AVENUE
11	5203 FONT AVENUE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* MK 7/1/03 DATE

*Chief, Division of Land Development* 7/1/03 DATE

*Director (Acting)* 7/1/03 DATE

**ENGINEER'S CERTIFICATE**

"I HEREBY CERTIFY THAT THE SITE DEVELOPMENT AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THE INFORMATION PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY ZONING REGULATIONS."

*Bruce D. Burton* 6/16/03 DATE  
SIGNATURE OF ENGINEER - BRUCE D. BURTON

**DEVELOPER'S CERTIFICATE**

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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 COUNTY CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY."

*Hal C. Marker* 3-28-03 DATE  
SIGNATURE OF DEVELOPER/BUILDER - HAL C. MARKER

**PROFESSIONAL ENGINEER**  
BRUCE D. BURTON  
6/16/03

**OWNER**  
J.J.M., INC.  
17901 SHAFFERS MILL ROAD  
MT. AIRY, MARYLAND 21771  
(410) 740-4466

OPTION 3: PREVIOUSLY ADDRESSED FOREST CONSERVATION DATA SUMMARY

File Number: SDP-03-130 Project / Subdivision Name: SPRING OAKS LOTS 1-7 & 9-11

Comment: Addressed By: F02-22 SPRING OAKS (SEE NOTE #9 ON SHEET 1 OF 6)

REVISIONS			
No.	Date	By	Description

Subdivision Name: SPRING OAKS Sect/Area: N/A Lot Nos: 1-7 & 9-11

Plat Ref: #15410 & #15420 Block No: 15 Zone: R-20 Tax Map No: 31 Election District: 15T Census Tract: 6011.01

Water Code: G09 Power Code: 2155010

**LDE, INC.**  
9250 Rumsey Road, Suite 106, Columbia, MD, 21045  
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: BDB SCALE: As Shown

DRAWN: CAD DRAWINGS: 1 OF 6

CHECKED: BDB JOB NO.: 03-001

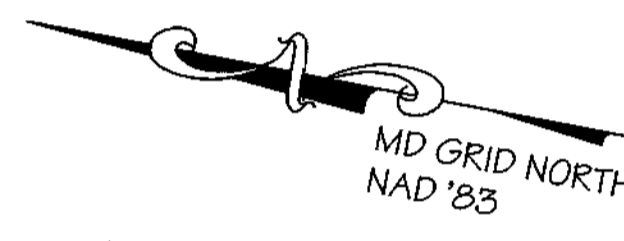
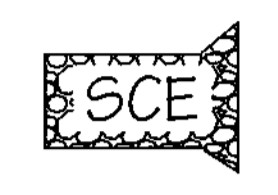
DATE: 3/2003 BUILDER: HAL C. MARKER CO., INC. FILE NO.: SDP-03-130  
10524 Hunters Way  
Laurel, Maryland 20723  
(301) 776-8222





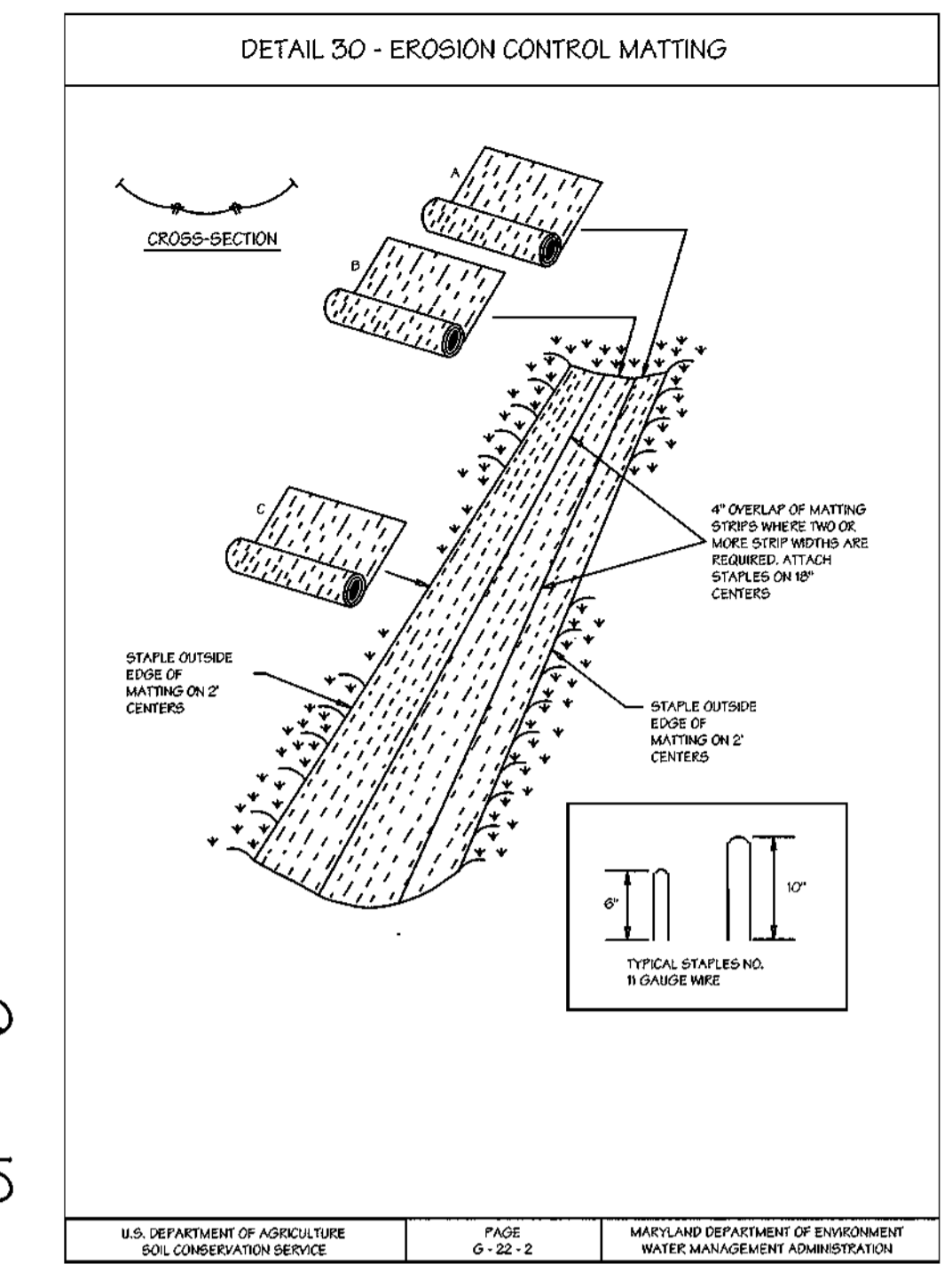
**LEGEND:**

- EX. GROUND 476
- PROP. GRADE 476
- LIMIT OF DISTURBANCE
- SILT FENCE SF
- SUPER SILT FENCE SSF
- TREE PROTECTION FENCE TPF
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE



**NOTES:**

1. ALL SILT FENCE RUNNING DOWNHILL SHALL BE CURLED UPHILL BY 2 FOOT IN ELEVATION AT 50 FOOT INTERVALS.
2. ALL SWALES SHALL BE LINED WITH EROSION CONTROL MATTING PER DETAIL ON SHEET 4 OF 6.



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 0-22-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

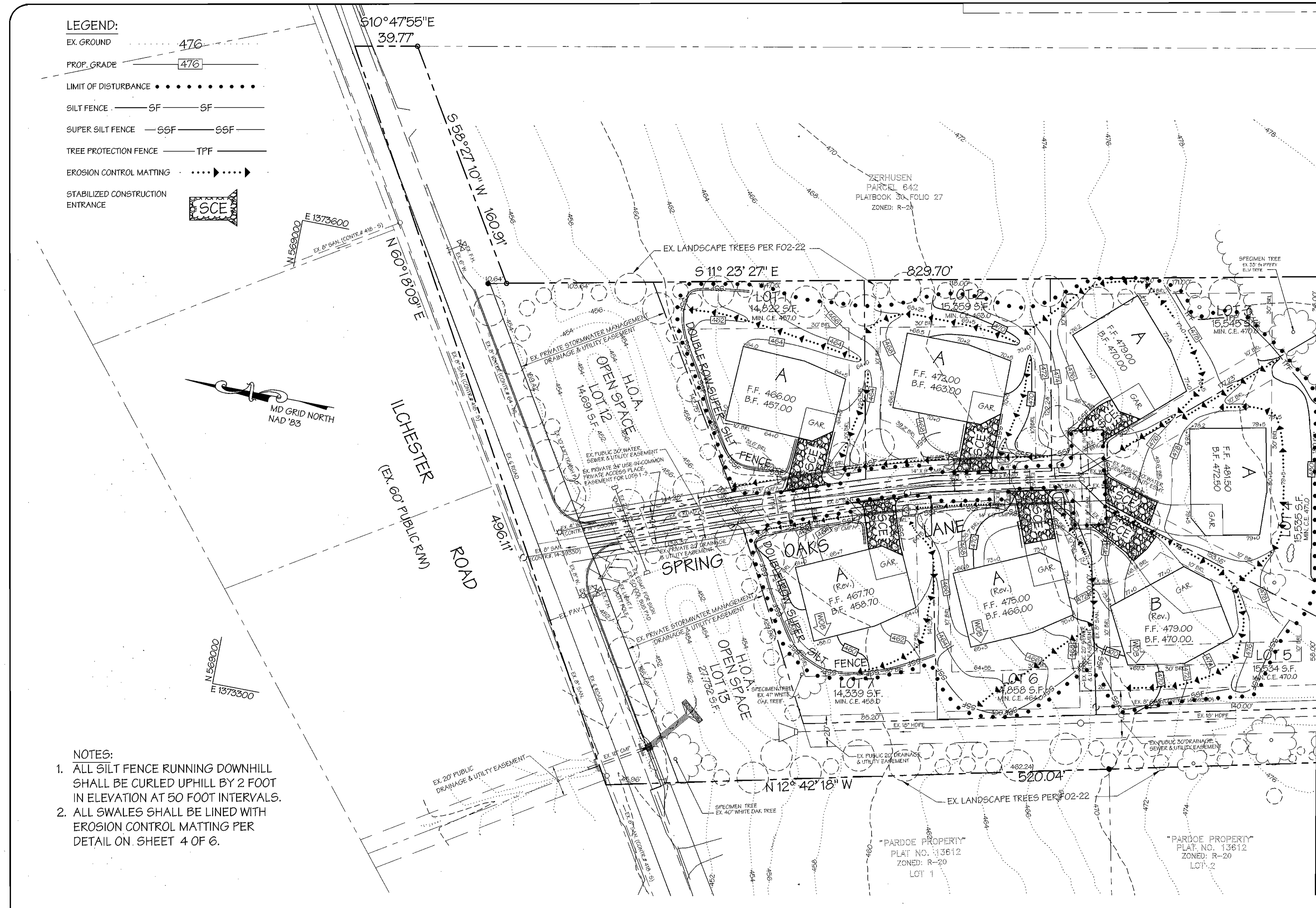
**EROSION CONTROL MATTING**

Construction Specifications

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shingle fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples. Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 0-22-2A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

MATCHLINE SEE SHEET 5 OF 6



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Chad D...* 7/1/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Cindy Hanat* 7/1/03  
CHIEF, DIVISION OF LAND DEVELOPMENT

*John W...* 7/2/03  
DIRECTOR

**ENGINEER'S CERTIFICATE**

"I HEREBY CERTIFY THAT THIS EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE DESIGN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*Bruce D. ...* 6/16/03  
SIGNATURE OF ENGINEER - BRUCE D. ...  
DATE

**DEVELOPER'S CERTIFICATE**

"I ME CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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."

*Hal C. Marker* 3-28-03  
SIGNATURE OF DEVELOPER/BUILDER - HAL C. MARKER  
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS.

*Jim Meyer* 6/20/03  
NATURAL RESOURCE CONSERVATION SERVICE

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

*John R. ...* 6/20/03  
HOWARD SOIL CONSERVATION DISTRICT

STATE OF MARYLAND  
JUDGE DAVID B. ...  
REGISTERED PROFESSIONAL ENGINEER  
6/16/03

**REVISIONS**

No.	Date	By	Description

**LDE, INC.**  
9250 Rumsey Road, Suite 106, Columbia, MD, 21045  
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: BDB  
DRAWN: CAD  
CHECKED: BDB  
DATE: 3/2003

**GRADING, SEDIMENT & EROSION CONTROL PLAN**  
**SPRING OAKS**  
LOTS 1 - 7 AND 9 - 11

Tax Map No. 31 - Grid No. 15 - Parcel 27  
1st Election District - Howard County, Maryland  
Previous Submittals: 500-01, PD-12, FOZ-22

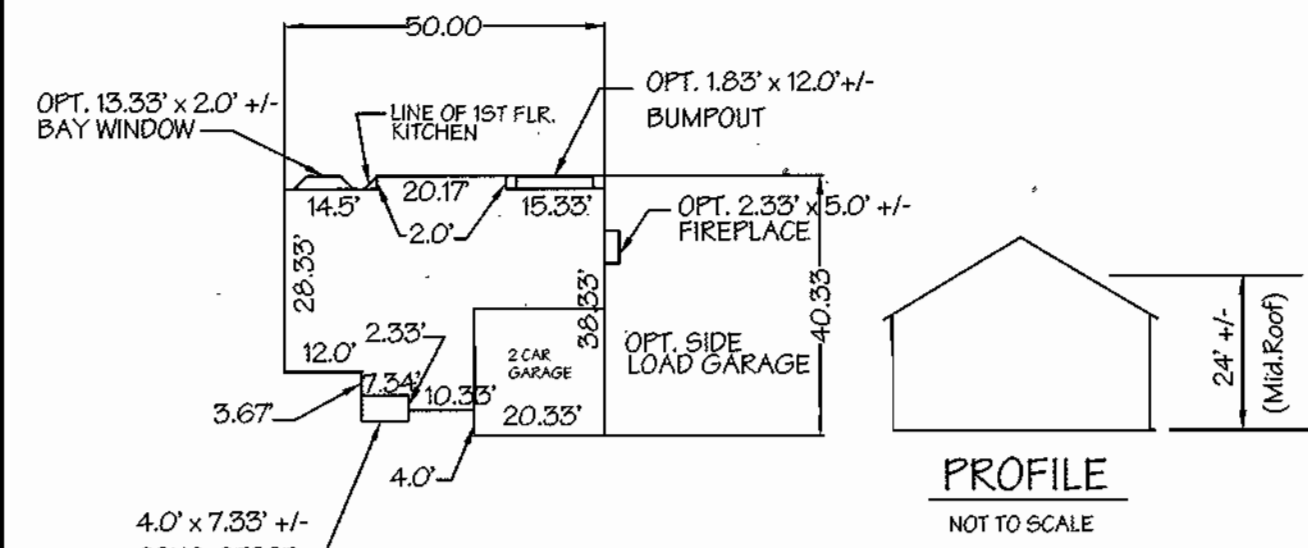
BUILDER: HAL C. MARKER CO., INC.  
10524 Hunters Way  
Laurel, Maryland 20723  
(301) 776-8226

SCALE: 1" = 30'  
DRAWING: 4 OF 6  
JOB NO.: 03-001  
FILE NO.: SDP-03-130

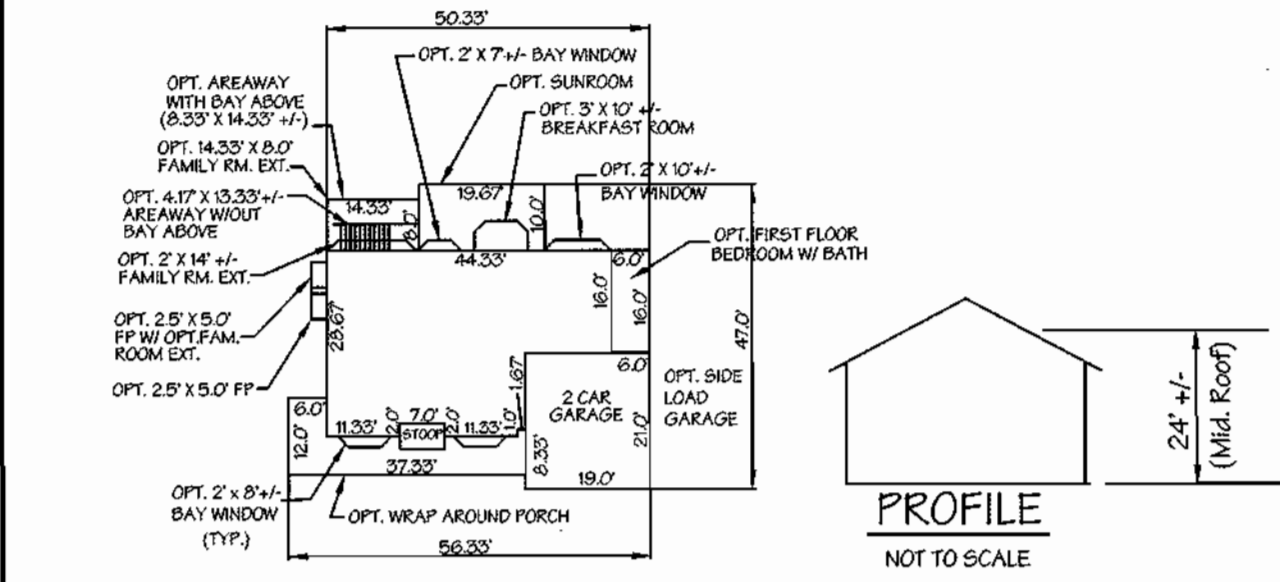
LDE, Inc. 1520-CO-Plan/S&E/SDP-03-130.dwg, SHEET 03 OF 06, DATE 02/16/03





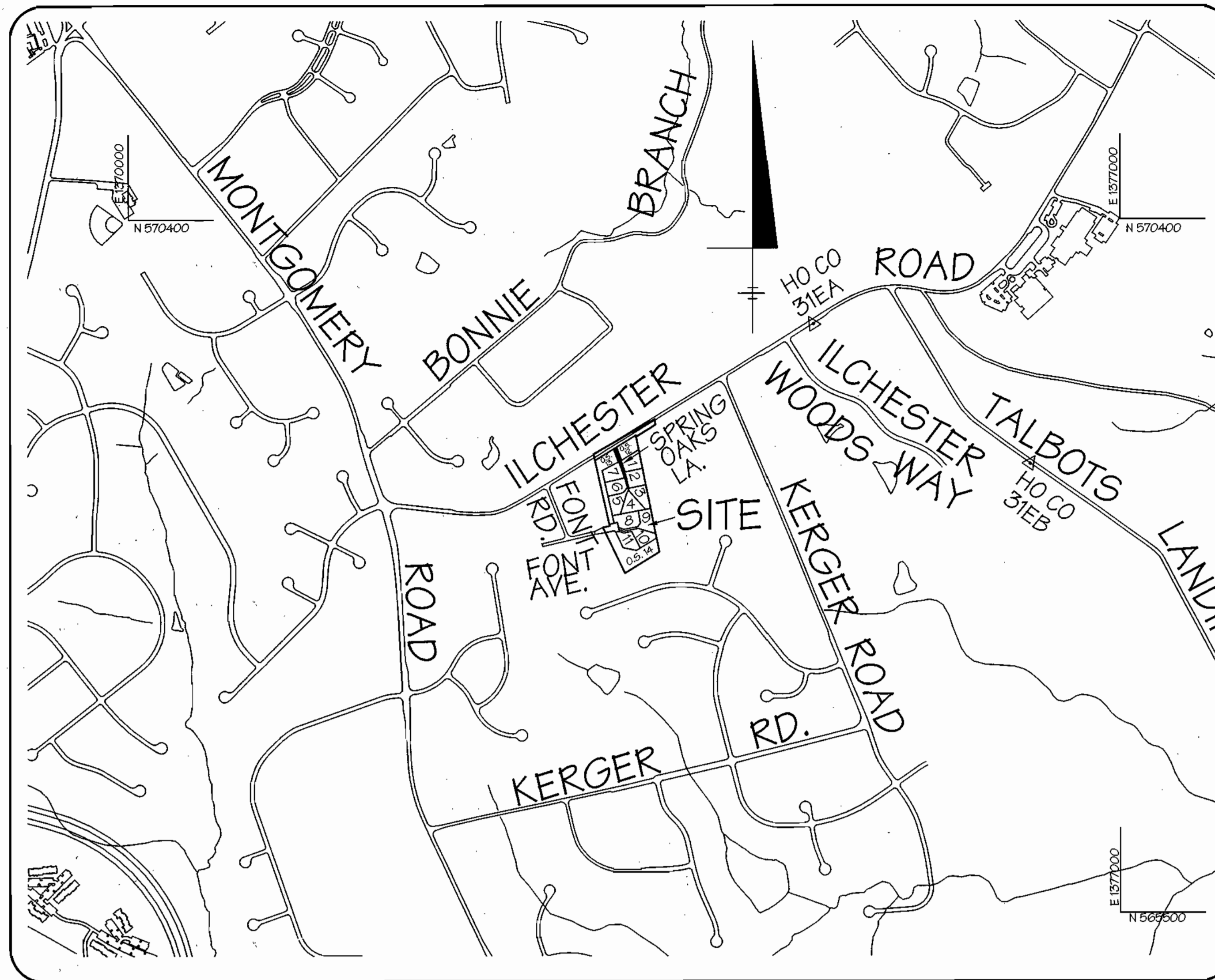


Scale: 1" = 30'  
DIMENSIONS ARE WITH BRICK (0.33' LESS WITH SIDING OPTION)



**TYPICAL HOUSE MODELS**  
SCALE: 1" = 30'

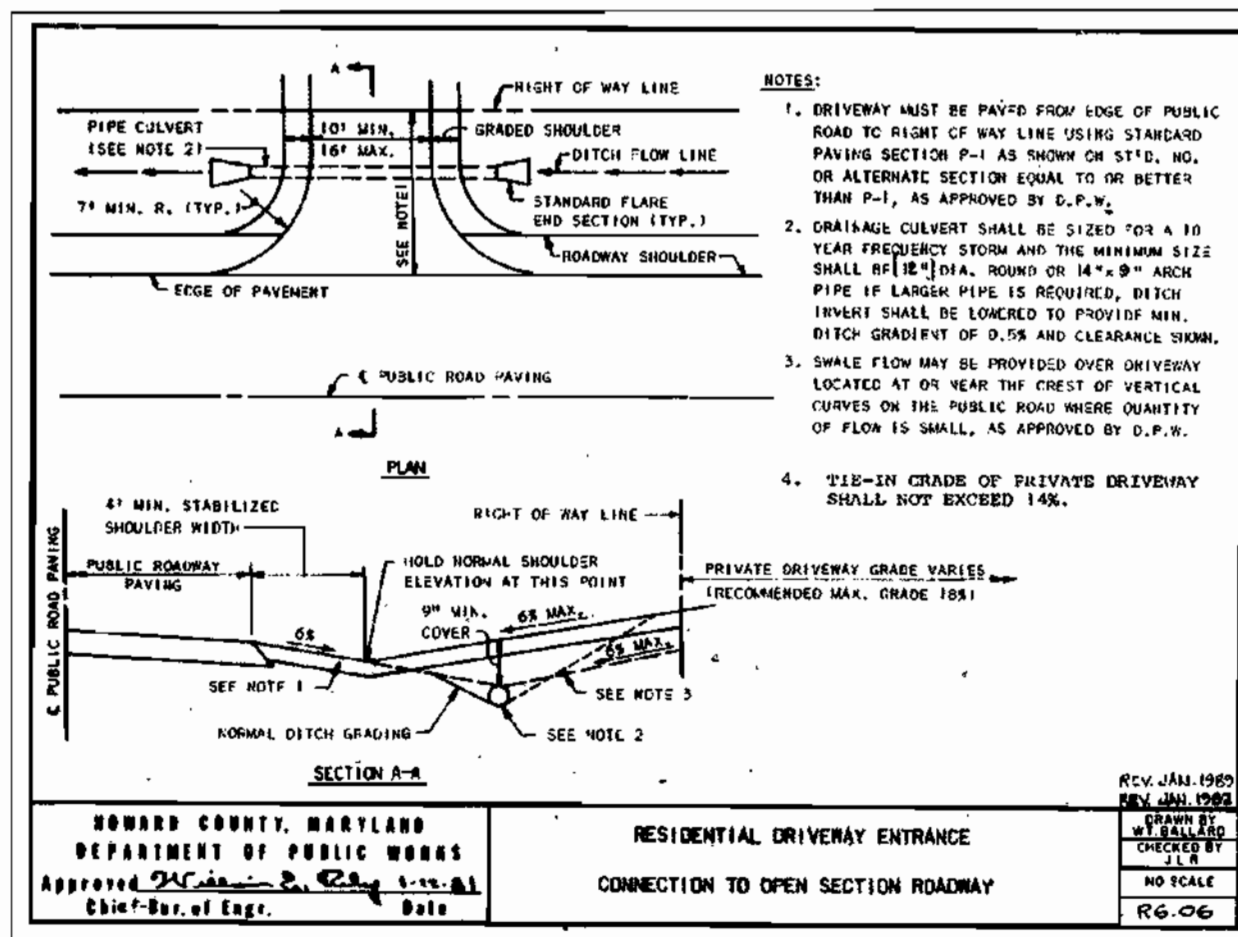
NOTE: SEE SHEETS 2, 3 & 6 FOR ADDITIONAL MODELS.



# SITE DEVELOPMENT PLAN

## SPRING OAKS

LOTS 1 - 7 AND 9 - 11  
1st ELECTION DISTRICT - HOWARD COUNTY, MD



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 7/1/03  
 [Signature] 7/1/03  
 [Signature] 7/1/03

**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAN AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE DESIGN...  
 [Signature] 6/16/03  
**DEVELOPER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS...  
 [Signature] 3-28-03

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 [Signature] 6/16/03

**OWNER**  
 J.J.M., INC.  
 17901 SHAFFERS MILL ROAD  
 MT. AIRY, MARYLAND 21771  
 (410) 740 - 4466

OPTION 3: PREVIOUSLY ADDRESSED  
 FOREST CONSERVATION DATA SUMMARY

File Number: SDP-03-130  
 Project / Subdivision Name: SPRING OAKS LOTS 1-7 & 9-11

Comment:  
 Addressed By: F02-22 SPRING OAKS (SEE NOTE #9 ON SHEET 1 OF 6)

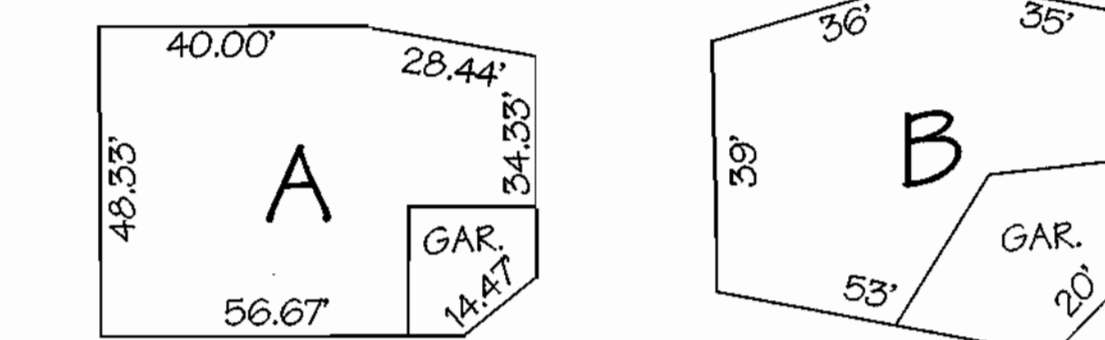
**INDEX OF SHEETS**

No.	Description
1	Cover Sheet
2	Site Development Plan
3	Site Development Plan
4	Sediment & Erosion Control Plan
5	Sediment & Erosion Control Plan
6	Sediment & Erosion Control Notes and Details

**BENCHMARKS:**  
 Howard County Monument #31 EA  
 Elevation: 469.604  
 Standard stamped brass or aluminum disc on Concrete Monument; 0.3' Below Surface  
 Located S.E. corner of intersection of Ilchester Road and Ilchester Woods Way 2' from sidewalk.

Howard County Monument # 31 EB  
 Elevation: 453.398  
 Standard stamped brass or aluminum disc on Concrete Monument; 0.3' Below Surface  
 Located 19' from centerline of Talbots Landing Road 0.3 miles southeast of Ilchester Road 85' from BGE tower.

Howards County Monument # 31 EB  
 Elevation: 453.398  
 Standard stamped brass or aluminum disc on Concrete Monument; 0.3' Below Surface  
 Located 19' from centerline of Talbots Landing Road 0.3 miles southeast of Ilchester Road 85' from BGE tower.



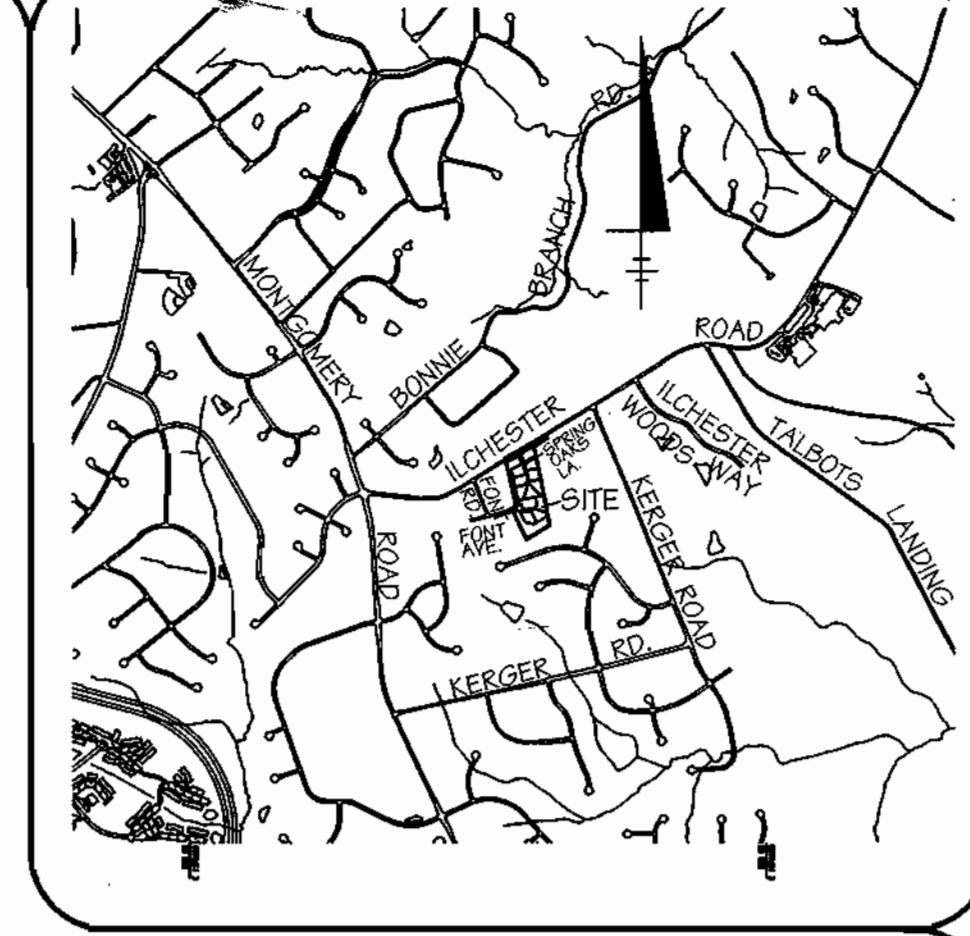
ALL MODELS AND OPTIONS FIT (SEE BELOW FOR GARAGE AND BASEMENT EXITS)

FENWICK, PAUL JAMES, CAMBRIDGE, SEAFORD, CHRISFIELD AND CRAIG PAUL FITS WITH ALL OPTIONS.

**MODEL MATRIX**  
SCALE: 1" = 30'

LOT NO.	GARAGES		BASEMENT EXITS	
	FRONT ENTRY	SIDE ENTRY	AREAWAY	WALKOUT
1	ALL	YES (1)	YES	NO
2	ALL	YES (1)	YES	NO
3	ALL	NO	YES	NO
4	ALL	NO	YES	NO
5	ALL	NO	NO	YES
6	ALL	YES (1)	NO	YES
7	ALL	NO	NO	YES
8	EXISTING HOUSE			
9	ALL	NO	YES	NO
10	ALL	NO	NO	YES
11	ALL	NO	NO	YES

(1) ALL MODELS FIT EXCEPT THE CRAIG PAUL



- NOTES:**
- SITE ANALYSIS CHART:
  - TOTAL PROJECT AREA: 0.4857 ACRES +/-
  - LIMIT OF DISTURBANCE: 2.65 ACRES +/-
  - PRESENT ZONING CLASSIFICATION: R-20 PER 10-10-80 COMPREHENSIVE ZONING PLAN
  - PROPOSED USE: FOR SITE: SINGLE FAMILY DETACHED DWELLINGS
  - BUILDING COVERAGE: PROPOSED 0.75 AC +/- = 15.5%
  - TOTAL NUMBER OF UNITS ALLOWED: 11
  - TOTAL NUMBER OF UNITS PROPOSED: 10 (1 EXISTING)
  - PLAT REFERENCE: NOS. 1549 & 1540
  - COORDINATES BASED ON MD 2000 MARIPOSA COORDINATE SYSTEM AS PRECEDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB
  - THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY LDE, INC. ON JANUARY, 1998
  - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS
  - IN ACCORDANCE WITH SECTION 122 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 10 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 15 FT. (8 FT. SETBACK MORE THAN ONE RESIDENCE)
    - SURFACE - 4" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1" MIN.)
    - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 FT. TURNING RADIUS
    - STRUCTURES (COURTESY/BERGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
    - DRAINAGE ELEMENTS - CAPABLE OF PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER CONDITIONS
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 15.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL THE LANDSCAPING WAS PROVIDED UNDER F02-22
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 15.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT AND CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - THE FOREST CONSERVATION REQUIREMENTS OF SECTION 15.1202 OF THE HOWARD COUNTY CODE FOR THIS PROJECT OR ONE ACRE OF OR MORE SHALL BE FILLED BY THE RETENTION OF 0.6 ACRES OF EXISTING FOREST AND THE AFFORESTATION PLANTING OF 0.4 ACRES ON SITE. BURET IN THE AMOUNT OF \$15,000.00 PROVIDED WITH THE DEVELOPER'S AGREEMENT UNDER F02-22.
  - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE ACCESS PLACE AND THE ROAD RIGHT-OF-WAY.
  - PERIODS SPECIFIC NUMBERS: 500-01, F01-12, F02-22
  - THIS SITE DEVELOPMENT PLAN IS SUBJECT TO COMPLIANCE WITH FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THERE IS AN EXISTING DWELLING STRUCTURE ON LOT 8 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - SEE PLATS 1549 & 1540 FOR LOT BOUNDARIES AND DISTANCES.
  - THERE ARE NO WETLANDS, STREAMS OR 100 YEAR FLOOD PLAN AREAS LOCATED ON THIS PROPERTY.
  - OPEN SPACE LOTS 12 THRU 14 WERE DEDICATED TO A HOME OWNERS ASSOCIATION.
  - THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT 410-352-1800.
  - THE RECORDING REFERENCE FOR THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 9 THRU 11 IS LIBER 82267 FOLD 0003 AND THE RECORDING REFERENCE FOR THE PRIVATE ACCESS PLACE MAINTENANCE AGREEMENT FOR LOTS 1 THRU 7 IS LIBER 82067 FOLD 0003.

**ADDRESS CHART**

LOT NO.	STREET ADDRESS
1	5103 SPRING OAKS LANE
2	5107 SPRING OAKS LANE
3	5111 SPRING OAKS LANE
4	5115 SPRING OAKS LANE
5	5112 SPRING OAKS LANE
6	5108 SPRING OAKS LANE
7	5104 SPRING OAKS LANE
9	5196 FONT AVENUE
10	5199 FONT AVENUE
11	5203 FONT AVENUE

Subdivision Name: **SPRING OAKS** Sect/Area: N/A Lot Nos: 1-7 & 9-11

Plat Ref: #1549 & #1540	Block No: 15	Zone: R-20	Tax Map No: 31	Election District: 15T	Census Tract: 6011.01
Water Code: G09	Sanitary Code: 2155010				

**REVISIONS**

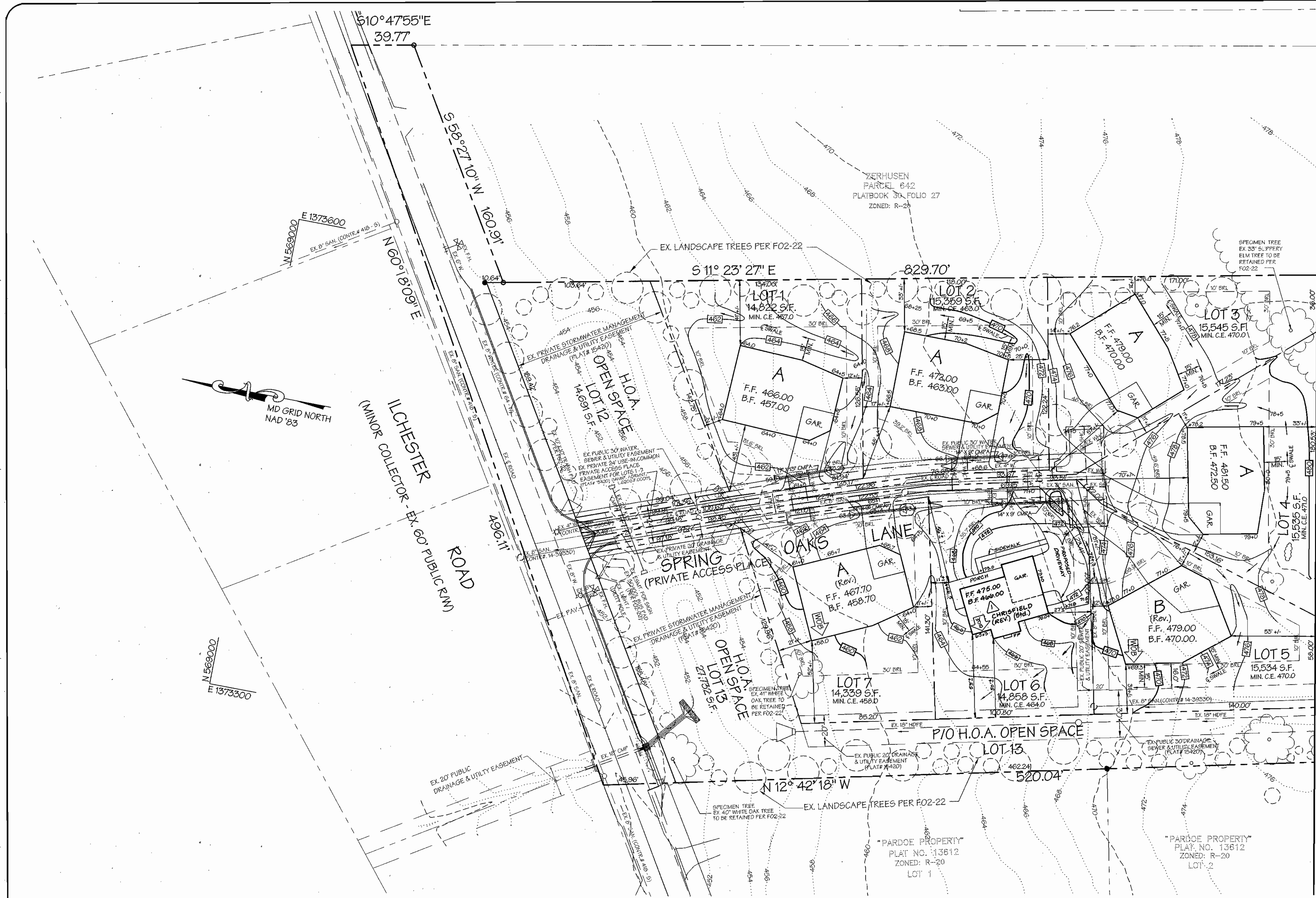
No.	Date	By	Description
1	10/27/03	LDE	Revise Lot 6 to "Chrisfield" Add "Chrisfield" to Model Types.

**LDE, INC.**  
 9250 Rumsey Road, Suite 106, Columbia, MD. 21045  
 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

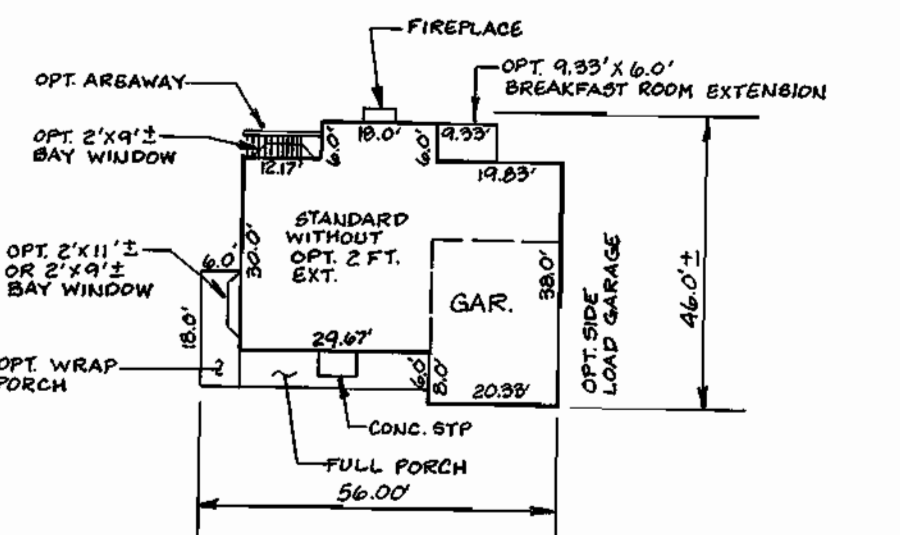
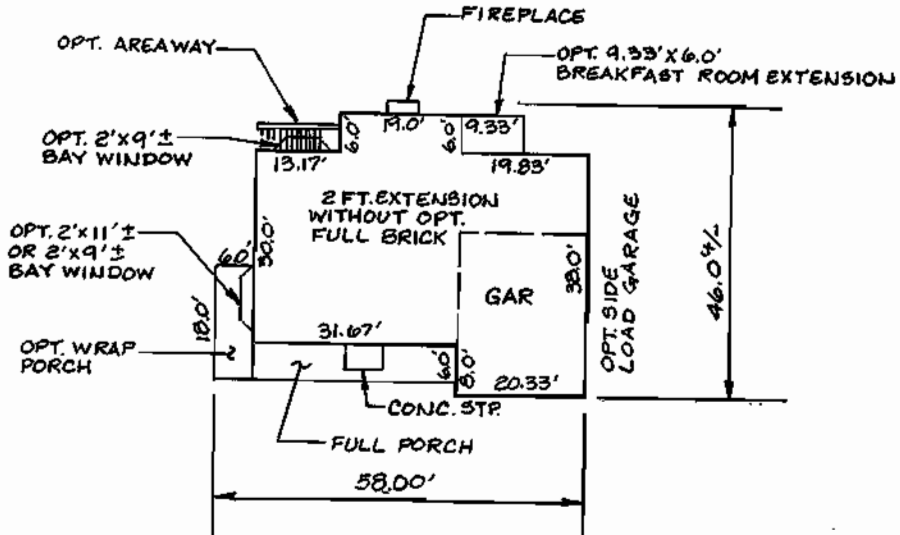
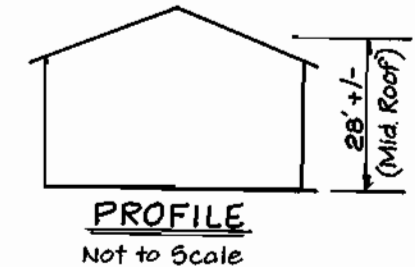
**COVER SHEET**  
**SPRING OAKS**  
 LOTS 1 - 7 AND 9 - 11

Scale: As Shown  
 1 OF 6  
 JOB NO: 03-001  
 FILE NO: SDP-03-130

DATE: 3/2003  
 BUILDER: HAL C. MARKER CO., INC.  
 10524 Hunters Way  
 Laurel, Maryland 20723  
 (301) 776-8223



- LEGEND:
- EX. GROUND ..... 476
  - PROP. GRADE [476]
  - DRAINAGE FLOW [---]
  - EX. SEWER LINE [EX. 8" SAN.]
  - EX. WATER LINE [EX. 8" WATER]
  - EX. STORM DRAIN [EX. 18" HDPE]
  - PROP. DRIVEWAY CULVERT [---]
  - LANDSCAPE TREES (PER F02-22) [---]
  - EX. TREES [---]



MATCHLINE SEE SHEET 3 OF 6

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/1/03  
DATE

*[Signature]* 2/1/03  
DATE

*[Signature]* 2/28/03  
DATE

ENGINEER'S CERTIFICATE

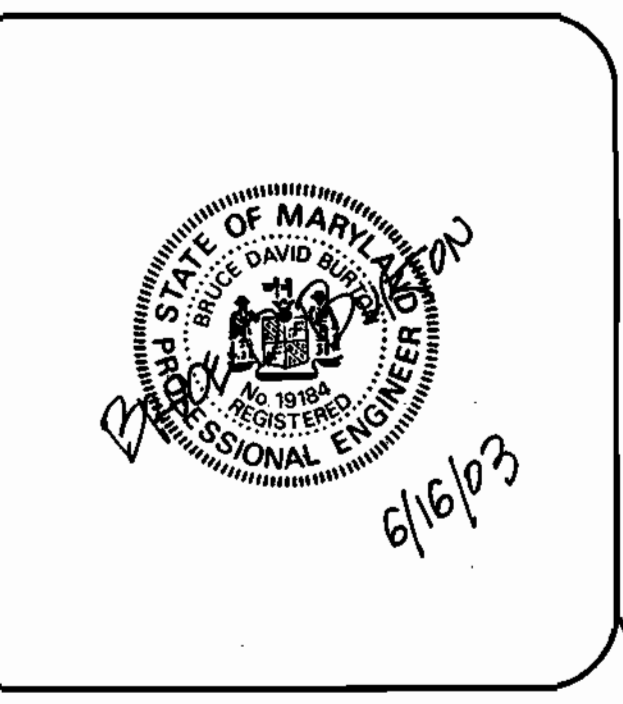
"I HEREBY CERTIFY THAT THE ENGINEERING AND SURVEYING CONTROL REPRESENTS A PRACTICAL AND WORKABLE DESIGN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I AM IN COMPLIANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*[Signature]* 6/16/03  
DATE

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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."

*[Signature]* 3-28-03  
DATE



REVISIONS			
No.	Date	By	Description
1	10/27/03	LDE	Revise Lot 6 to "Chrisfield"; Add "Chrisfield" to Model Types.

LDE, INC.  
9250 Rumsey Road, Suite 106, Columbia, MD. 21045  
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: BDB  
DRAWN: CAD  
CHECKED: BDB  
DATE: 3/2/03

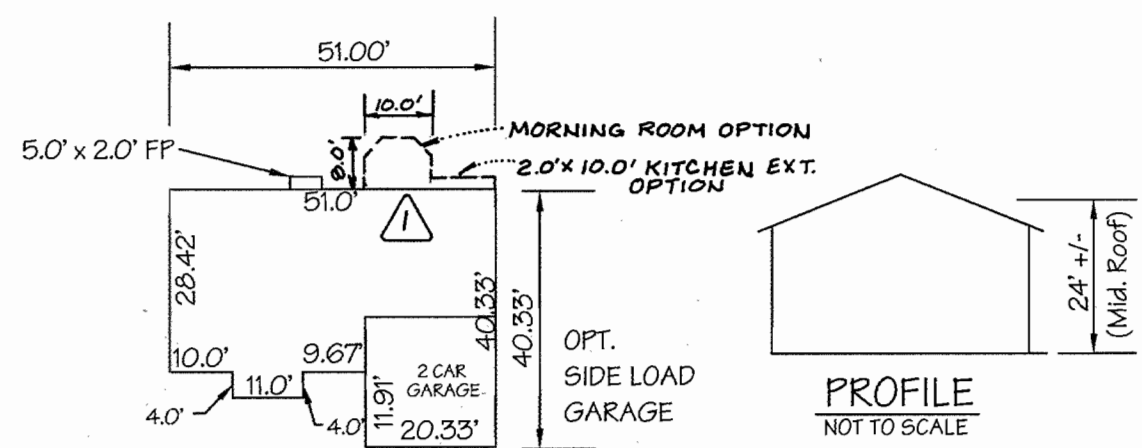
SITE DEVELOPMENT PLAN  
**SPRING OAKS**  
LOTS 1 - 7 AND 9 - 11

Tax Map No. 31 - Grid No. 15 - Parcel 217  
1st Election District - Howard County, Maryland  
Previous Submittals: SOO-010, POI-12, F02-22

BUILDER: HAL C. MARKER CO., INC.  
10524 Hunters Way  
Laurel, Maryland 20723  
(301) 776-8228

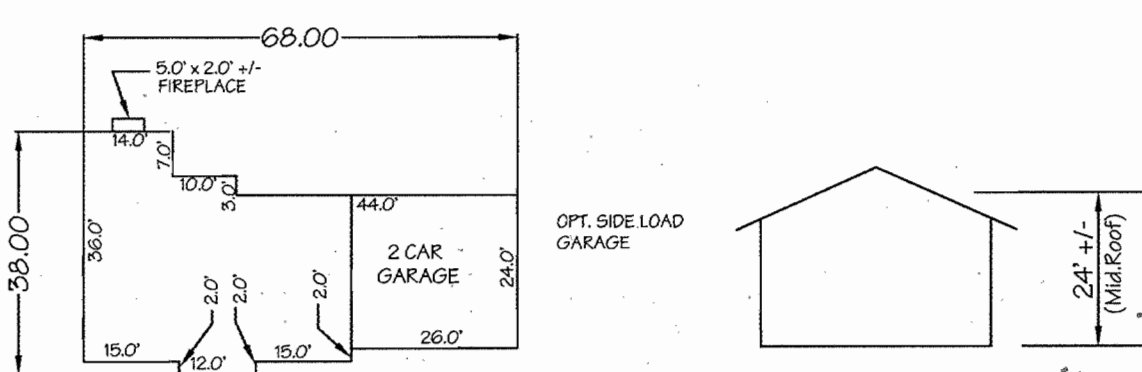
SCALE: 1" = 30'  
DRAWING: 2 OF 6  
JOB NO.: 03-001  
FILE NO.: SDP-03-130





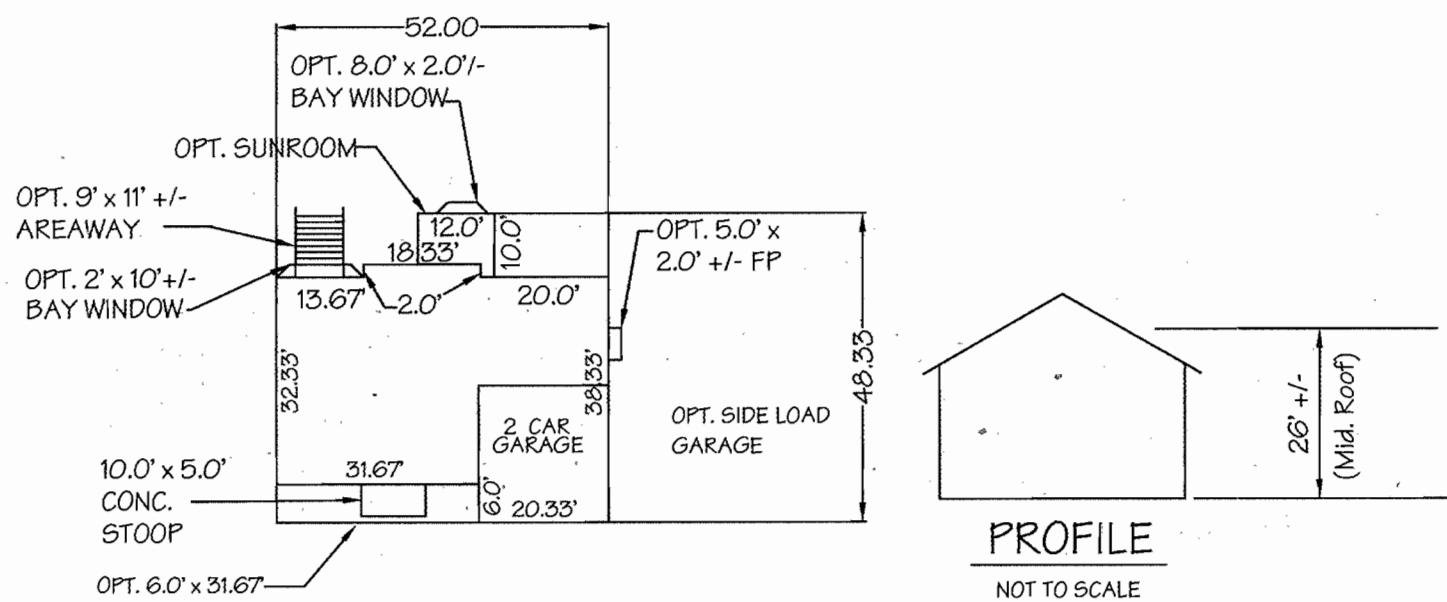
CAMBRIDGE

Scale: 1" = 30'



CRAIG PAUL

Scale: 1" = 30'  
(DIMENSIONS SHOWN WITH SIDING)

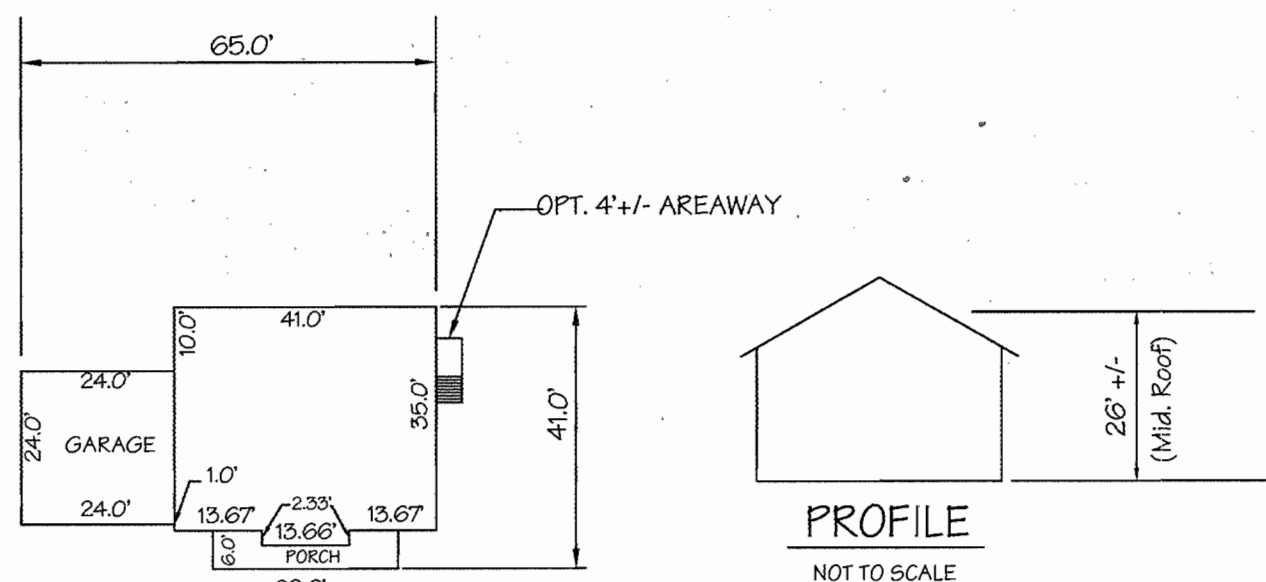


FENWICK

Scale: 1" = 30'  
DIMENSIONS SHOWN ARE WITH BRICK OPTION  
(0.23" LESS WITH SIDING OPTION)

TYPICAL HOUSE MODELS

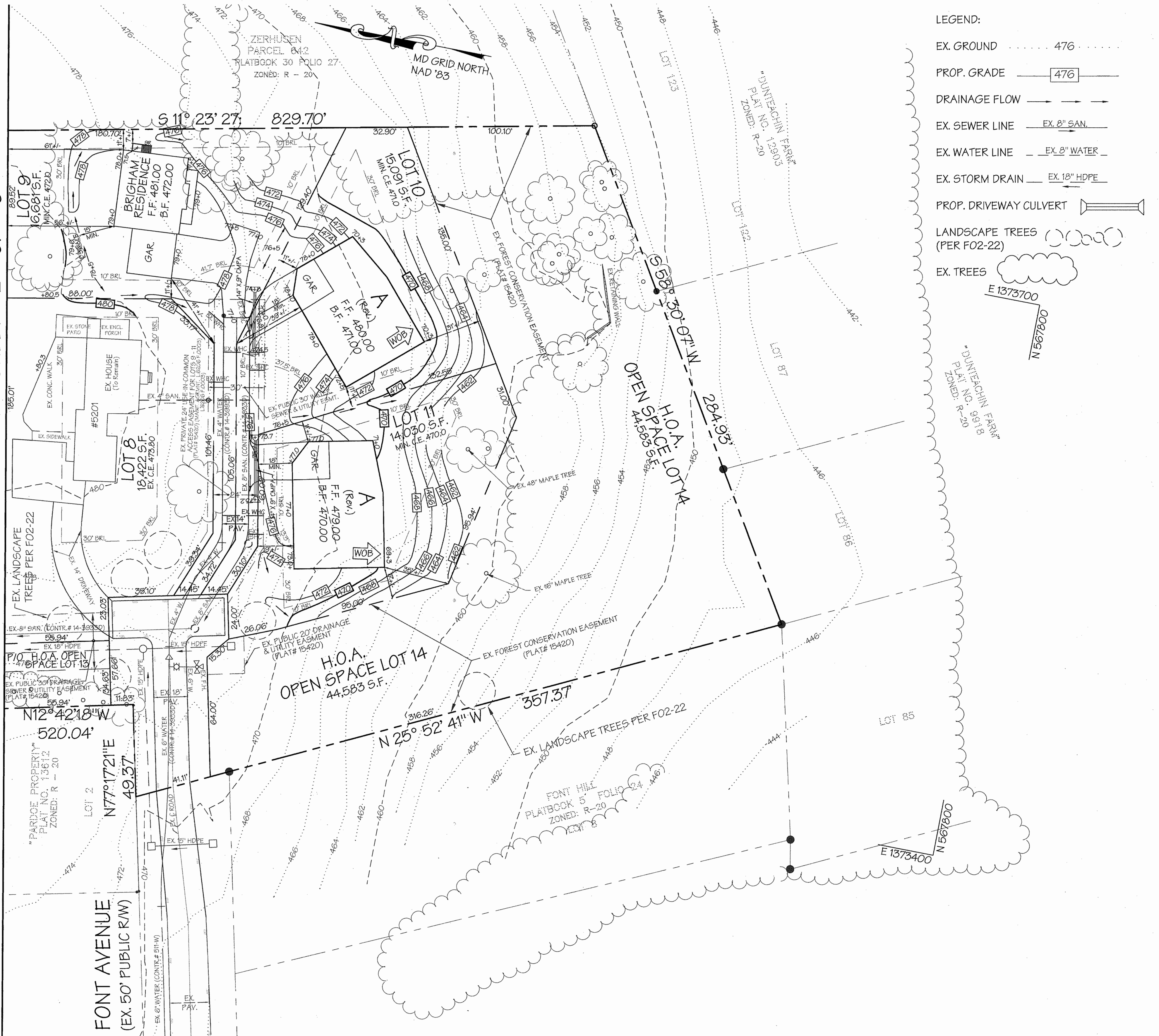
SCALE: 1" = 30'



BRIGHAM RESIDENCE  
LOT 9 ONLY

SCALE: 1" = 30'

MATCHLINE SEE SHEET 2 OF 6



LEGEND:

- EX. GROUND ..... 476
- PROP. GRADE ..... 476
- DRAINAGE FLOW ..... →
- EX. SEWER LINE ..... EX. 8" SAN.
- EX. WATER LINE ..... EX. 8" WATER
- EX. STORM DRAIN ..... EX. 18" HDPE
- PROP. DRIVEWAY CULVERT ..... [Symbol]
- LANDSCAPE TREES (PER F02-22) ..... [Symbol]
- EX. TREES ..... [Symbol]

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/1/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/1/03  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 7/2/03  
DIRECTOR

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBMITTED SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN FOR THE PROTECTION OF THE PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THE PROVISION OF THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*[Signature]* 6/16/03  
SIGNATURE OF ENGINEER - BRUCE D. BURTON

DEVELOPER'S CERTIFICATE

"WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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."

*[Signature]* 3-28-03  
SIGNATURE OF DEVELOPER/BUILDER - HAL C. MARKER



6/16/03

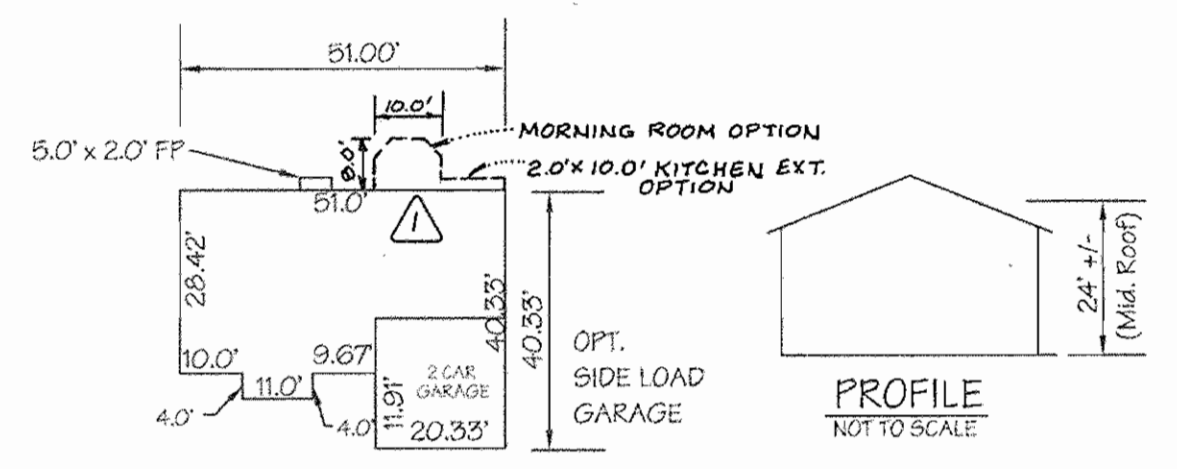
REVISIONS

No.	Date	By	Description
1	7/14/04	LDE	Add Morning Room/Kitchen Ext. Option to Cambridge Typ Model

LDE, INC.  
9250 Rumsey Road, Suite 106, Columbia, MD, 21045  
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

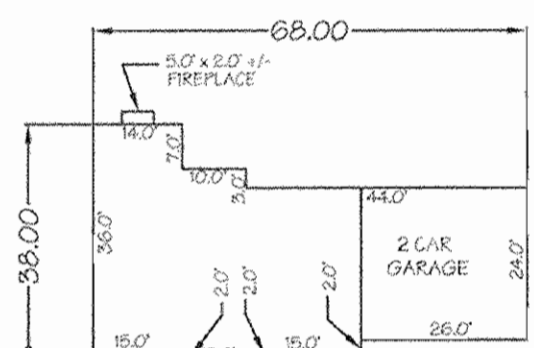
DESIGNED BDB	<p>SITE DEVELOPMENT PLAN <b>SPRING OAKS</b> LOTS 1 - 7 AND 9 - 11</p> <p>Tax Map No. 31 - Grid No. 15 - Parcel 217 1st Election District - Howard County, Maryland Previous Submittals: 500-010, P01-12, F02-22</p>	SCALE 1" = 30'
DRAWN CAD		DRAWING 3 OF 6
CHECKED BDB		JOB NO. 03-001
DATE 3/2003		BUILDER: HAL C. MARKER CO., INC. 10524 Hunters Way Laurel, Maryland 20723 (301) 776-8228

File and Project: K2023-001\dwg\SDP.dwg, SDP2\_0810403\_022501 PM



CAMBRIDGE

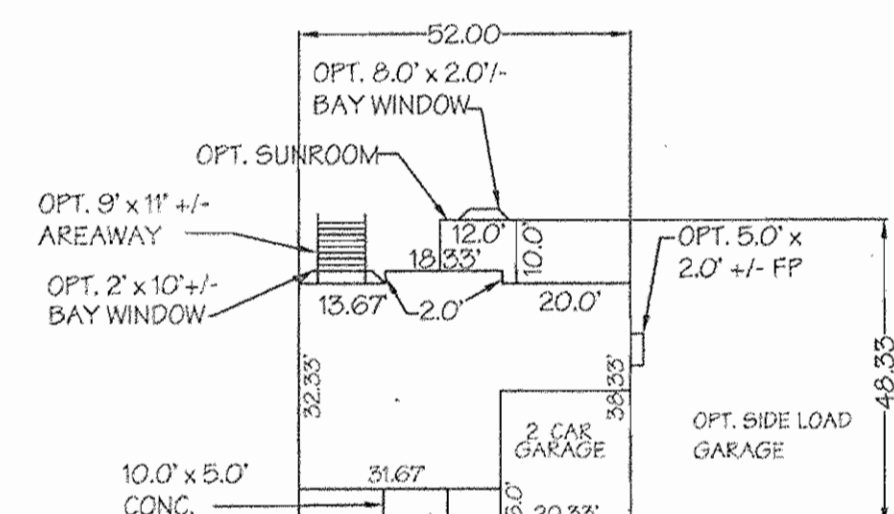
Scale: 1" = 30'



CRAIG PAUL

Scale: 1" = 30'

(DIMENSIONS SHOWN WITH SIDING)



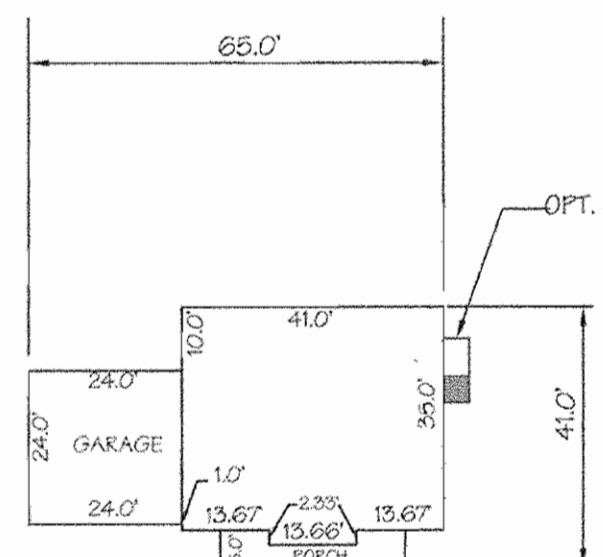
FENWICK

Scale: 1" = 30'

DIMENSIONS SHOWN ARE WITH BRICK OPTION (0.23' LESS WITH SIDING OPTION)

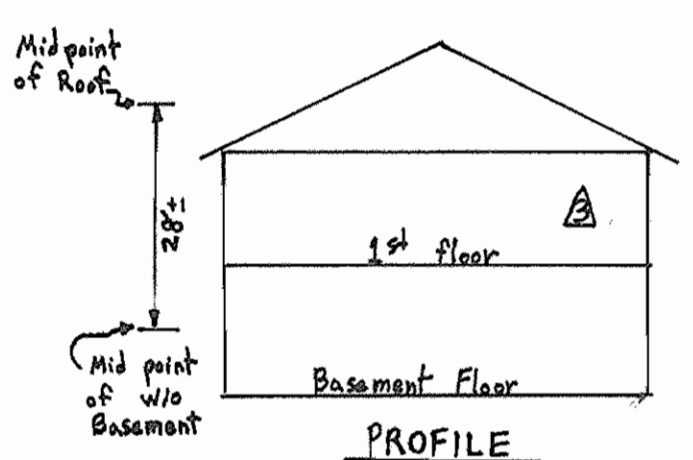
TYPICAL HOUSE MODELS

SCALE: 1" = 30'



BRIGHAM RESIDENCE LOT 9 ONLY

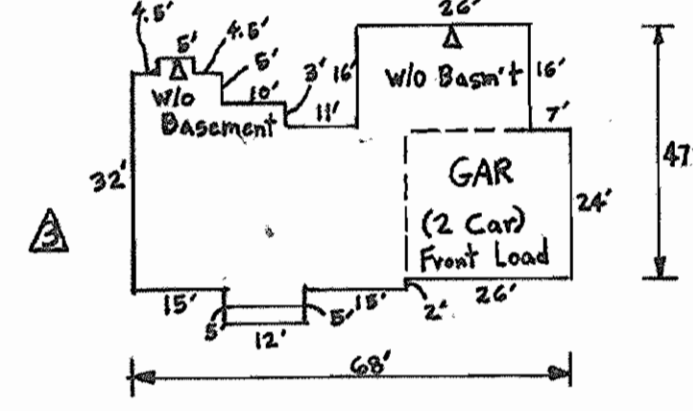
SCALE: 1" = 30'



1st floor

Basement Floor

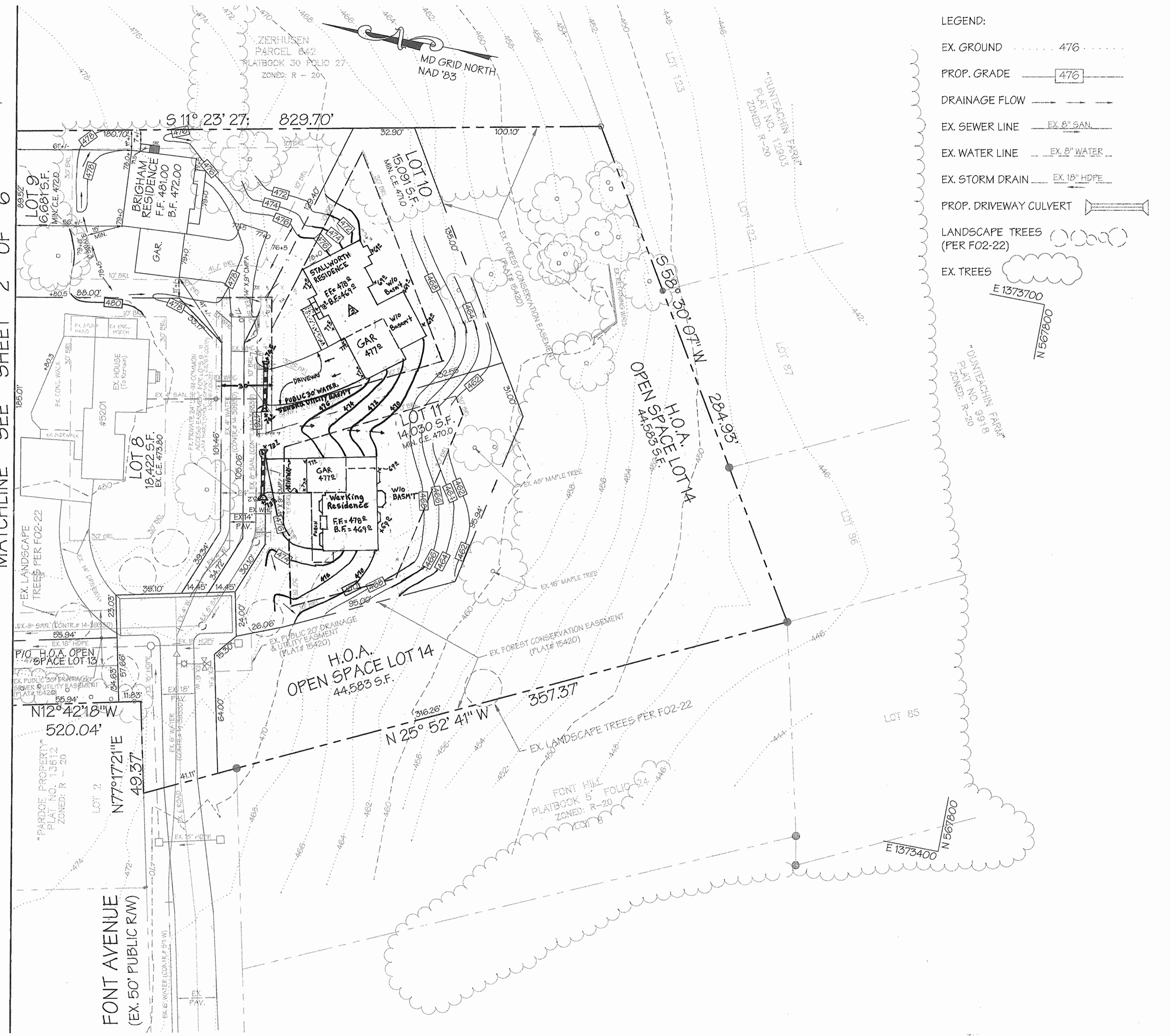
PROFILE N.T.S.



STALLWORTH RESIDENCE

(Lot 10 only) N.T.S.

MATCHLINE SEE SHEET 2 OF 6



LEGEND:

- EX. GROUND ..... 476
- PROP. GRADE ..... 476
- DRAINAGE FLOW ----->
- EX. SEWER LINE ..... EX. 8" SAN.
- EX. WATER LINE ..... EX. 8" WATER
- EX. STORM DRAIN ..... EX. 18" HDPE
- PROP. DRIVEWAY CULVERT [Symbol]
- LANDSCAPE TREES (PER F02-22) [Symbol]
- EX. TREES [Symbol]

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/1/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/1/03  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 7/2/03  
 DIRECTOR (Acting)

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THE SITE DEVELOPMENT PLAN REPRESENTS A PRACTICAL AND WORKABLE DESIGN AND CONSTRUCTION PLAN OF THE SITE CONDITIONS AND THE DESIGN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT AND THE REQUIREMENTS OF THE HOWARD COUNTY ZONING ORDINANCES."

*[Signature]* 6/16/03  
 SIGNATURE OF ENGINEER - BRUCE D. BURTON

DEVELOPER'S CERTIFICATE

"WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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."

*[Signature]* 3-28-03  
 SIGNATURE OF DEVELOPER/BUILDER - HAL C. MARKER

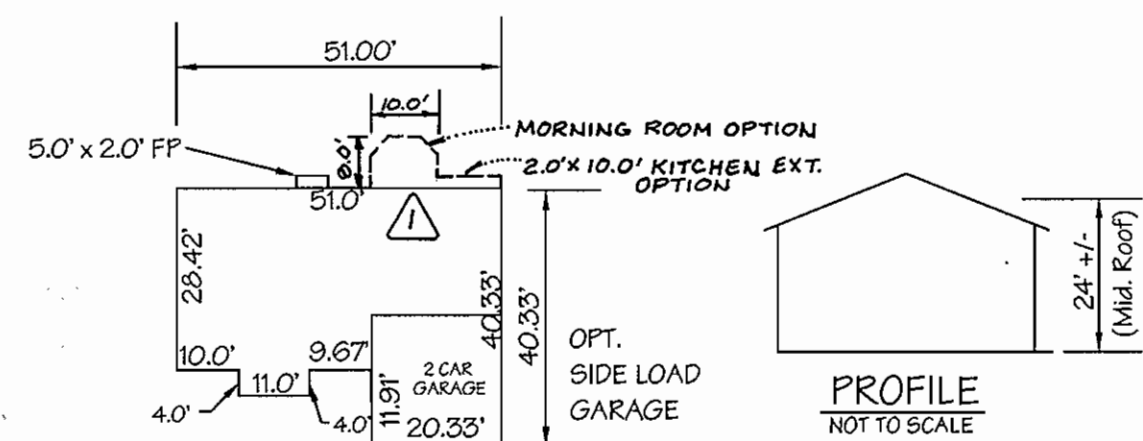


REVISIONS

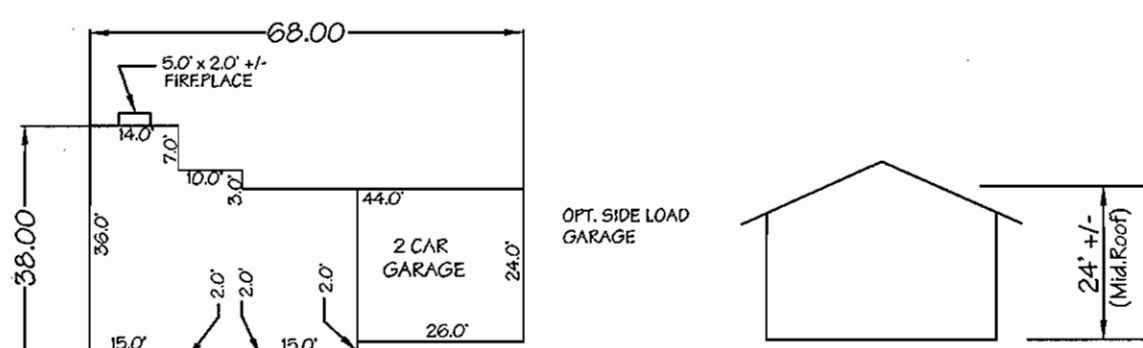
No.	Date	By	Description
1	7/14/04	LDE	Add Morning Room/Kitchen
2	11/15/07	LDE	Ext. Option to Cambridge Typ. Model
3	10/23/07	LDE	Add Working Residence, lot 11
4			Add Stallworth Residence, lot 10

LDE, INC.  
 9250 Rumsey Road, Suite 106, Columbia, MD, 21045  
 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

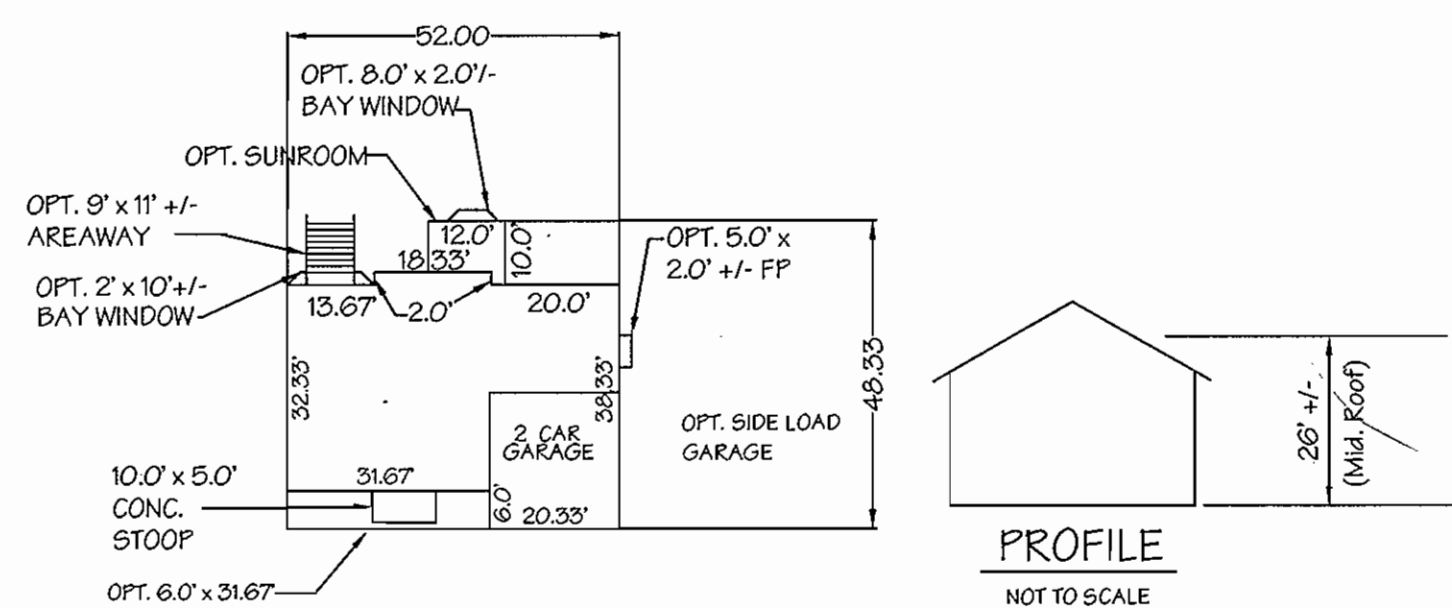
DESIGNED	BDB	SITE DEVELOPMENT PLAN <b>SPRING OAKS</b> LOTS 1 - 7 AND 9 - 11 Tax Map No. 31 - Grid No. 15 - Parcel 217 1st Election District - Howard County, Maryland Previous Easements: 500-010, P01-12, F02-22	SCALE	1" = 30'
DRAWN	CAD		DRAWING	3 OF 6
CHECKED	BDB		JOB NO.	03-001
DATE	3/20/03		FILE NO.	SDP-03-130
BUILDER:	HAL C. MARKER CO., INC. 10524 Hunters Way Laurel, Maryland 20723 (301) 776-8228			



CAMBRIDGE  
Scale: 1" = 30'



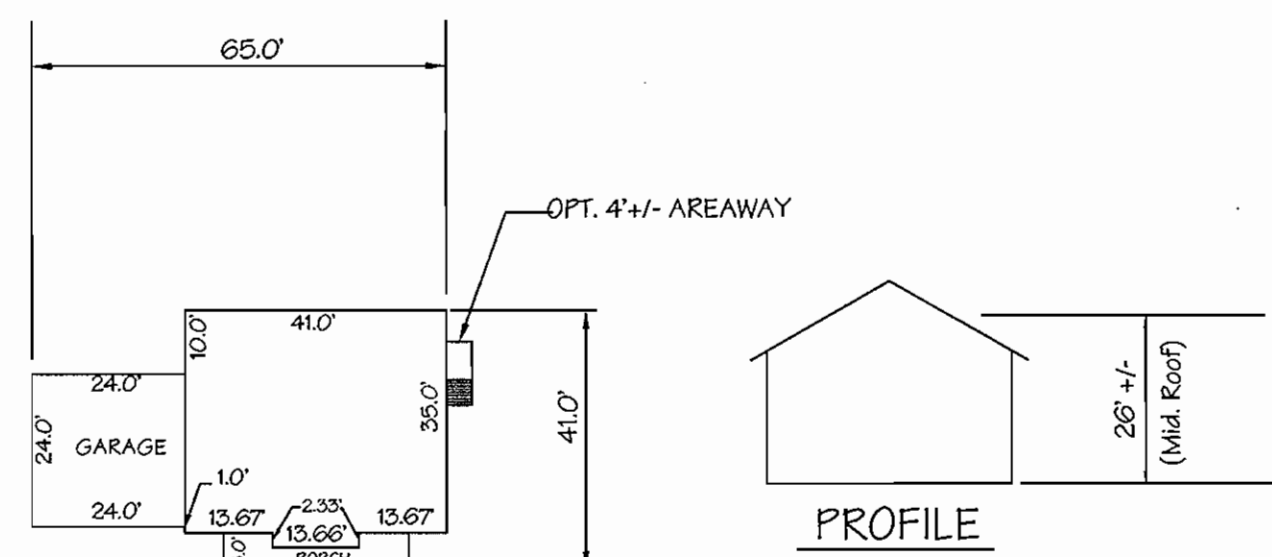
CRAIG PAUL  
Scale: 1" = 30'  
(DIMENSIONS SHOWN WITH SIDING)



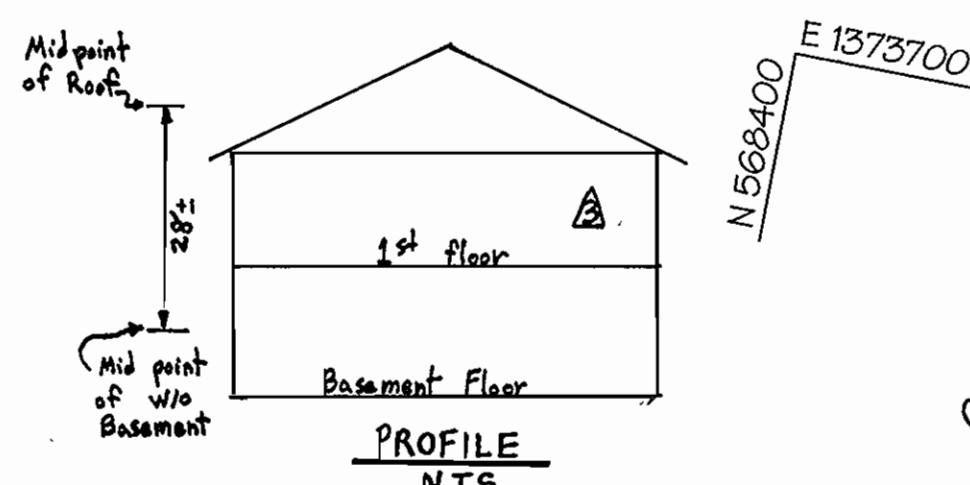
FENWICK  
Scale: 1" = 30'  
DIMENSIONS SHOWN ARE WITH BRICK OPTION  
(0.33" LESS WITH SIDING OPTION)

TYPICAL HOUSE MODELS

SCALE: 1" = 30'



BRIGHAM RESIDENCE  
LOT 9 ONLY  
SCALE: 1" = 30'



STALLWORTH RESIDENCE  
N.T.S.  
(Lot 10 only)

MATCHLINE SEE SHEET 2 OF 6



- LEGEND:
- EX. GROUND ..... 476
  - PROP. GRADE ..... 476
  - DRAINAGE FLOW ..... →
  - EX. SEWER LINE ..... EX. 8" SAN.
  - EX. WATER LINE ..... EX. 8" WATER
  - EX. STORM DRAIN ..... EX. 18" HDPE
  - PROP. DRIVEWAY CULVERT ..... [Symbol]
  - LANDSCAPE TREES (PER F02-22) ..... [Symbol]
  - EX. TREES ..... [Symbol]

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 7/1/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/1/03  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]* 7/2/03  
DIRECTOR

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBMITTAL REPRESENTS A PRACTICAL AND WORKABLE DESIGN FOR THE SITE CONDITIONS AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER OF THE HOWARD COUNTY DISTRICT OF THE STATE OF MARYLAND.

*[Signature]* 6/16/03  
SIGNATURE OF ENGINEER - BRUCE D. BURTON

DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY 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 COUNTY DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY.

*[Signature]* 3-28-03  
SIGNATURE OF DEVELOPER/BUILDER - HAL C. MARKER

STATE OF MARYLAND  
REGISTERED PROFESSIONAL ENGINEER  
*[Signature]* 6/16/03

REVISIONS			
No.	Date	By	Description
1	7/14/04	LDE	Add Morning Room/Kitchen
2	2/15/07	LDE	Ext. Option to Cambridge Typ Model
3	10/23/07	LDE	Added Working Residence, Lot 11
4	10/17/08	LDE	Added Stallworth Residence, Lot 10
			Revised grading & house to as-built conditions/location, Lot 10

LDE, INC.  
9250 Rumsley Road, Suite 106, Columbia, MD, 21045  
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED: BDB  
DRAWN: CAD  
CHECKED: BDB  
DATE: 3/20/03

SITE DEVELOPMENT PLAN  
**SPRING OAKS**  
LOTS 1 - 7 AND 9 - 11

SCALE: 1" = 30'  
DRAWING: 3 OF 6  
JOB NO.: 03-001  
FILE NO.: SDP-03-130

BUILDER: HAL C. MARKER CO., INC.  
10524 Hunters Way  
Laurel, Maryland 20723  
(301) 776-8228