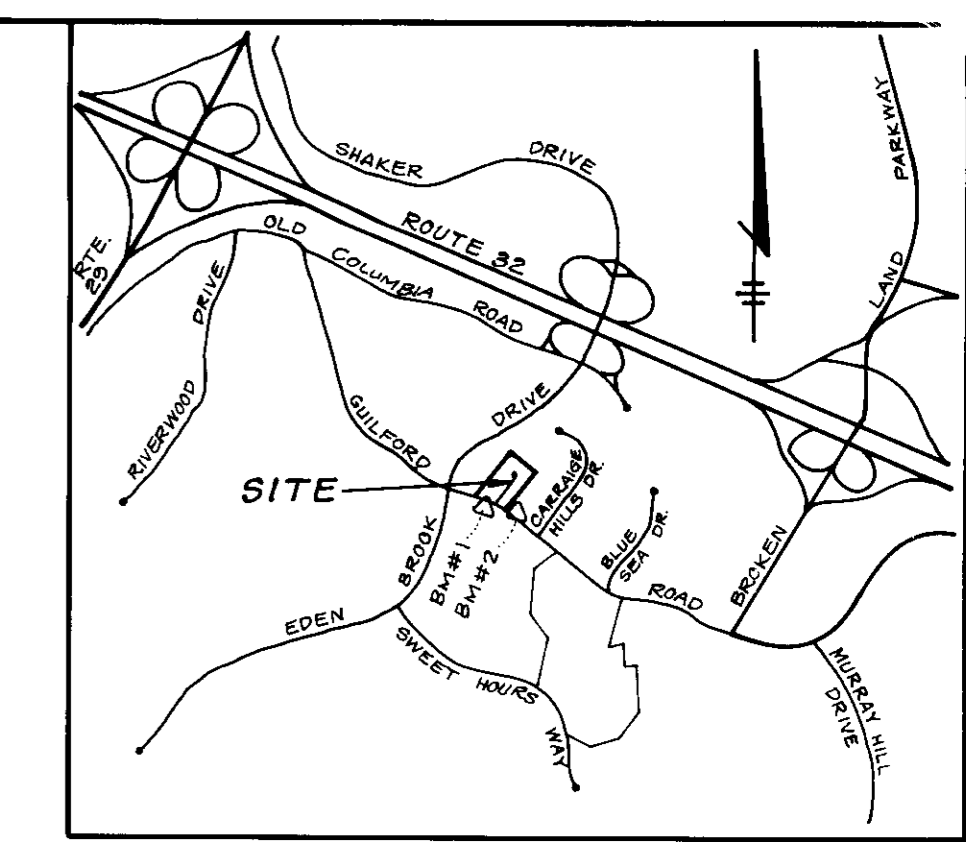
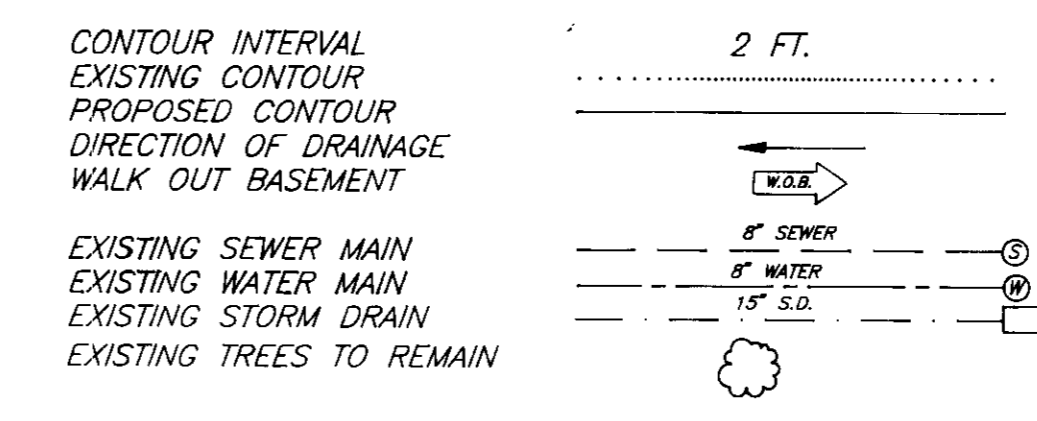


SPECIAL NOTES:

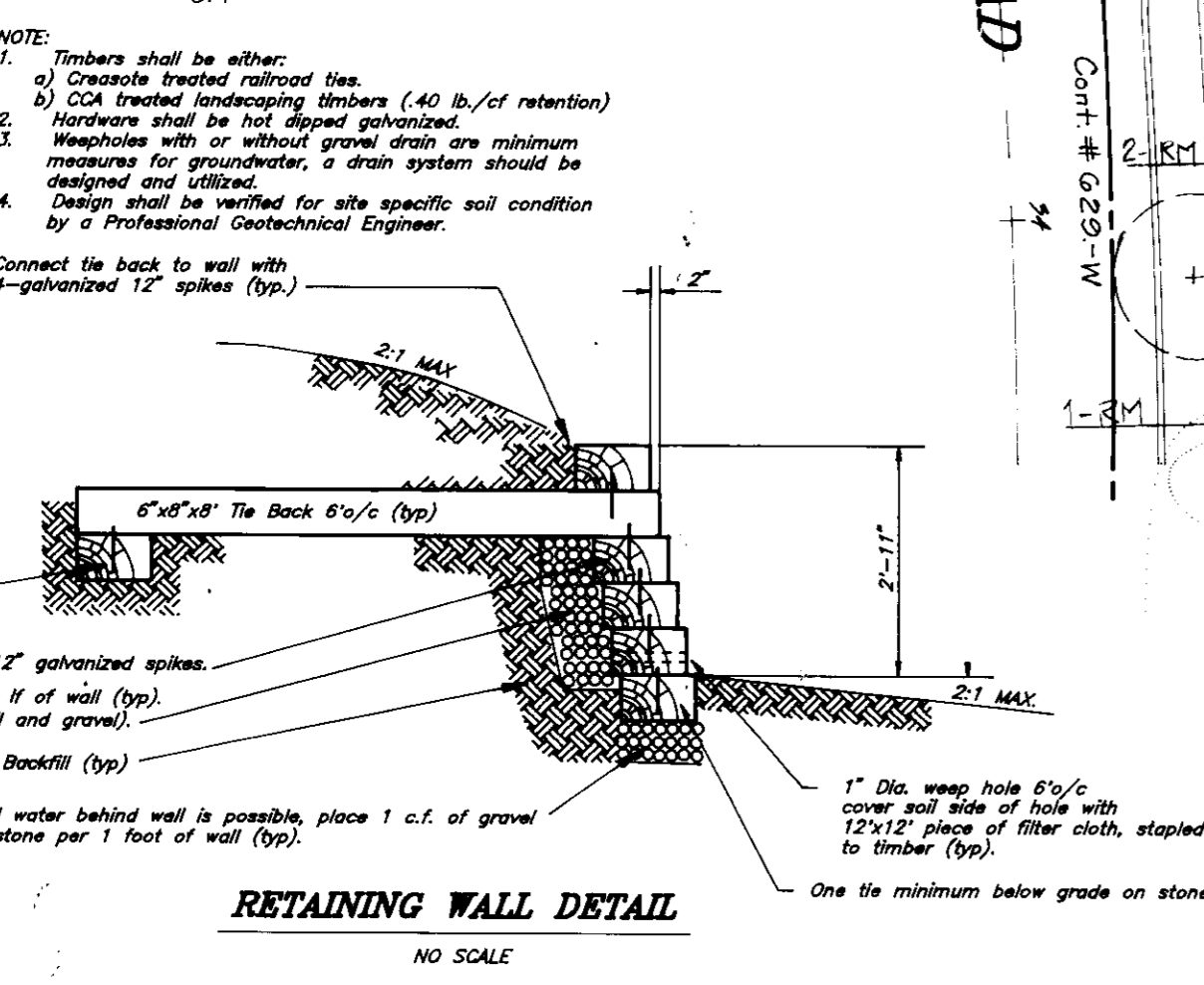
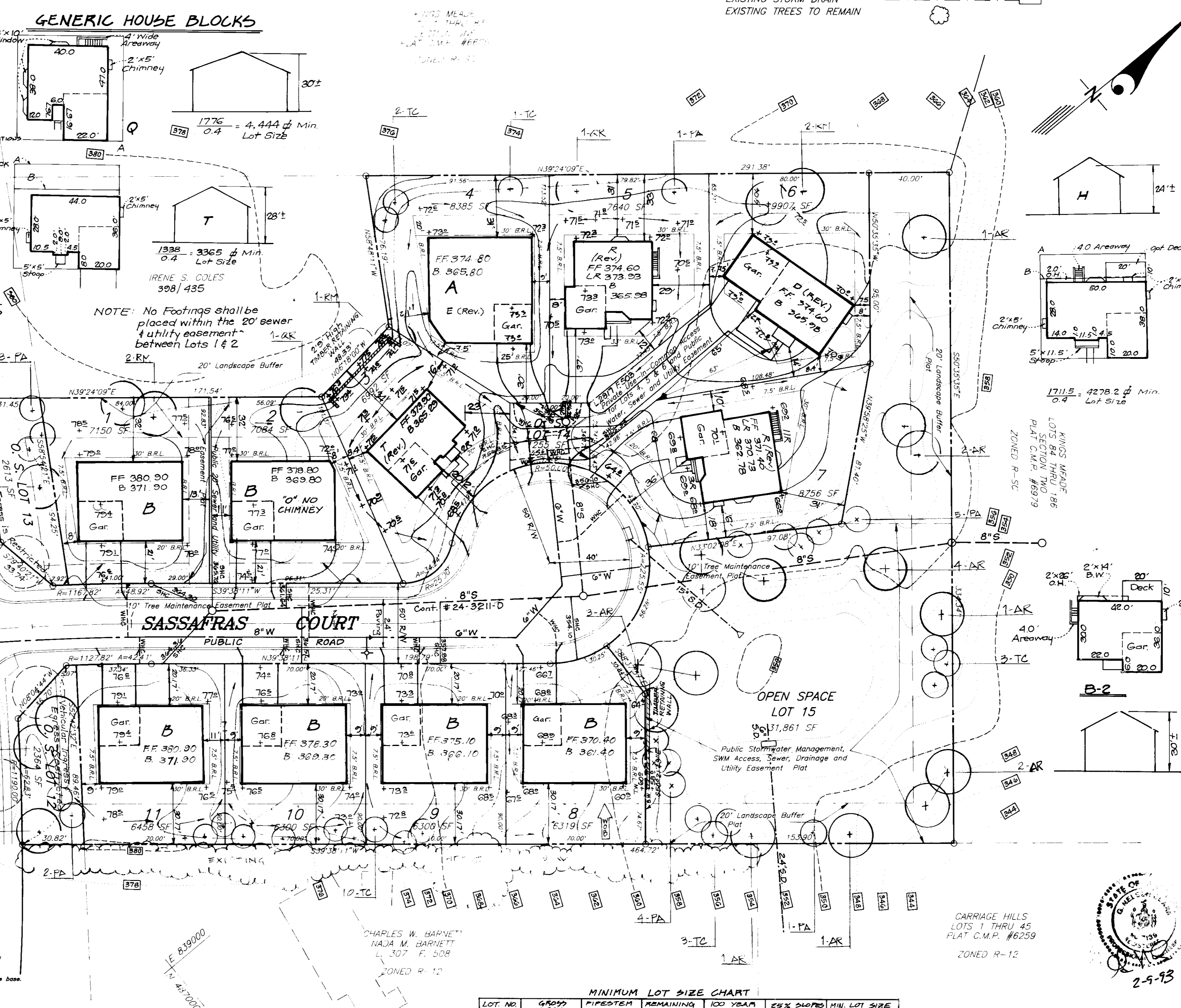
This plan is for house siting and lot grading only. Improvements shown within the rights-of-way on this S.D.P. are not to be used for construction. For construction, see approved Road Construction Plans F-23-28 and/or approved Water and Sewer Plans Contract #C-24-3211-D. S.H.C. Elevations are taken from the Property Line.

LEGEND



GENERAL NOTES:

- Subject property is zoned: R-SC per B-2-85 Comprehensive Zoning Plan.
- The total area included in this submission is: 1.87 Ac.
- The total number of lots included in this submission are: 11
- Improvement to property: Single family detached
- The maximum lot coverage permitted is: 40%
- Department of Planning and Zoning reference file numbers are: F-93-28, S-92-15
- Utilities shown as existing are taken from approved water and sewer plan Contract # 24-3211-D, approved road construction plans F-93-28, and actual field survey.
- Any damage to county owned rights-of-way shall be corrected at the developer's expense.
- Storm water management is provided per: F-93-28.
- All roadways are public and existing.
- The existing topography was taken from plans by Riemer, Muegge and Assoc. The contour interval is 2 feet.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System - Howard County Monument Nos.: 2240003 and 2240012
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection a (410) 313-1870 at least five (5) working days 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.
- Under certain conditions, decks and porches may only extend 10 feet into front and rear setbacks. See note #18
- For driveway entrance details refer to Ho. Co. Design Manual Volume II 6th. Details 6.01, 6.03 and 6.05.
- Section 128 of the Zoning Regulations allows porches or decks, open or enclosed, not to project more than 10 feet into the required front or rear yard building restriction lines.
- All fireplace chimneys and bay windows not more than 10 feet in width may project not more than 4 feet into any required yard in accordance with Section 128 of the Zoning Regulations.



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	FIRST-STEP AREA	REMAINING AREA	100 YEAR FLOODPLAIN	ESX SHAPED MIN. LOT SIZE
6	8907 SF	1,999 SF	7,908 SF	C	7,909 SF

PLANT SCHEDULE

KEY	QTY.	PLANT NAME	SIZE	REMARKS
AR	15	ACER RUBRUM	RED MAPLE	28'-30" 12-14 HT. B&D
PA	16	PIEA ABIES	NORWAY SPRUCE	6-8 HT. B&D
RY	9	ACER RUBRUM OCT. GLORY	OG. RED MAPLE	28'-30" 12-14 HT. B&D
AK	2	QUERCUS RUBRA	RED OAK	B&E
TC	19	TSUGA CANADENSIS	CANADIAN HEMLOCK	6-8 HT. B&E

STREET TREES SHOWN PER F-93-28

NOTES

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BALTIMORE SPECIFICATIONS FOR LANDSCAPE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- SEE SHEET 2 OF 2 FOR PLANTING DETAILS.

SHEET INDEX

NO.	REVISIONS	DATE
1	Rev. hse. & grad. lot 3 to show As-Built Conditions	11-3-97
2	Add B-2 hse. typical	4-26-98
3	Add hse. typicals T & H	1-7-94
4	Rev. hse. & grad. lots 5 & 7, Add Q hse. typical	12-21-93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

DATE: 8-25-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DATE: 8/27/93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DATE: 8/19/93

CHIEF BUREAU OF ENGINEERING

DATE: 8/19/93

CLARK • FINEFROCK & SACKETT, INC.

ENGINEERS • PLANNERS • SURVEYORS

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

SITE DEVELOPMENT PLAN

LOTS 1 THRU 11

COLES PROPERTY

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PATRIOT HOMES INC. P.O. BOX 1018 COLUMBIA, MARYLAND 21044

SCALE: 1"=30'

DRAWING: 1 OF 2

JOB NO: 93-067

FILE NO: 93-067X

DATE: Jan. 1993

DESIGNED: JME

DRAWN: LAI, KRW

CHECKED: JME

