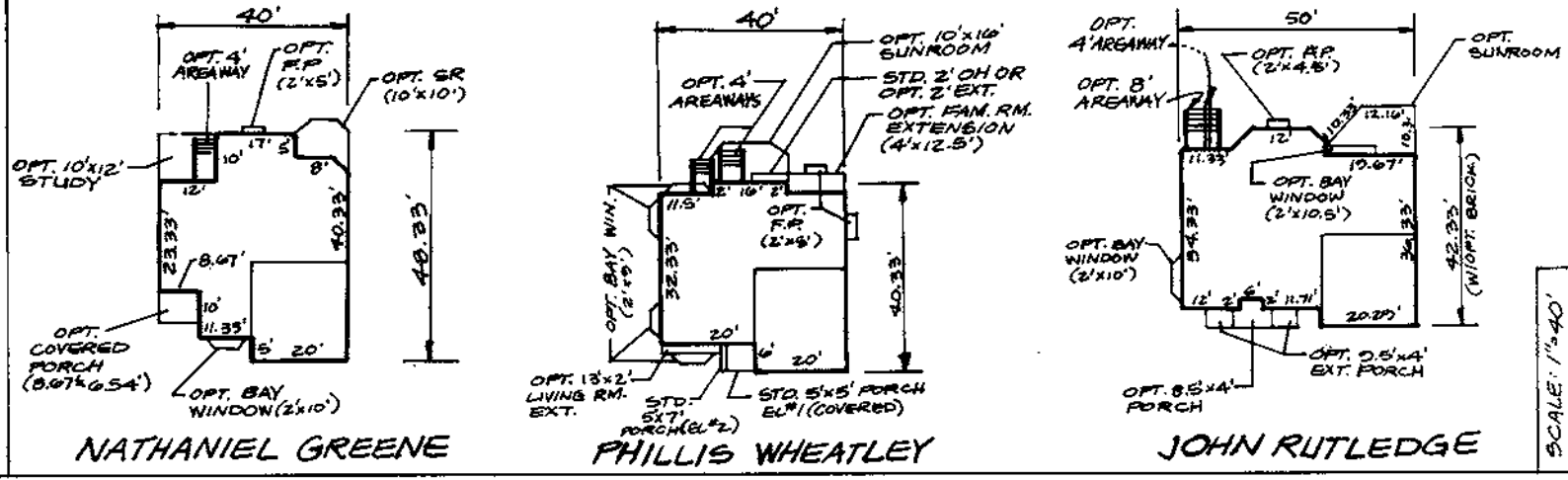
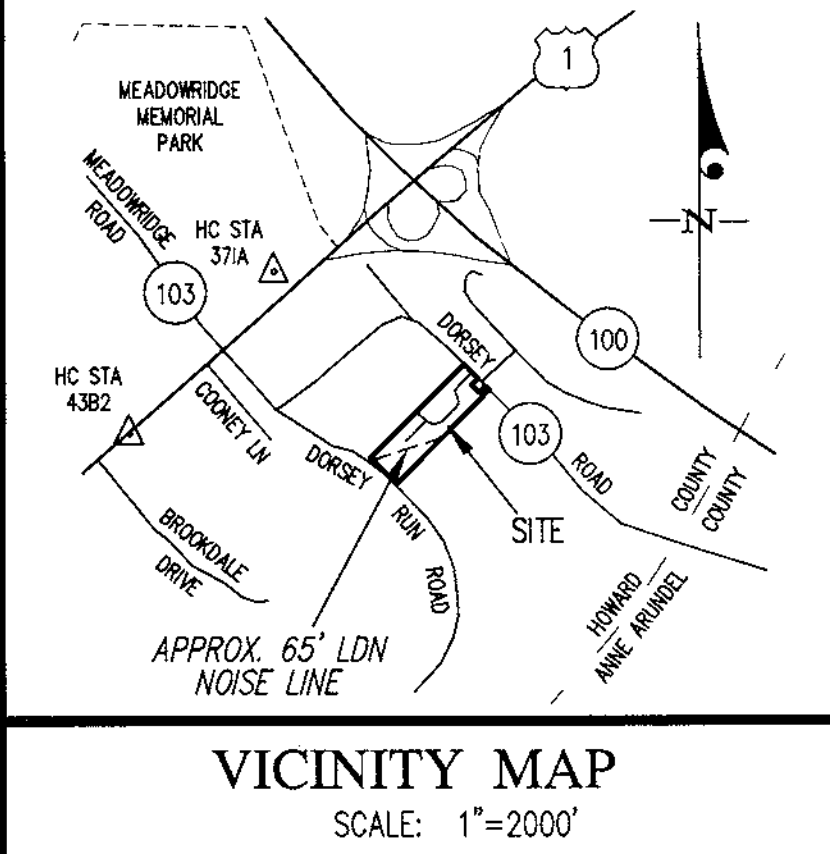
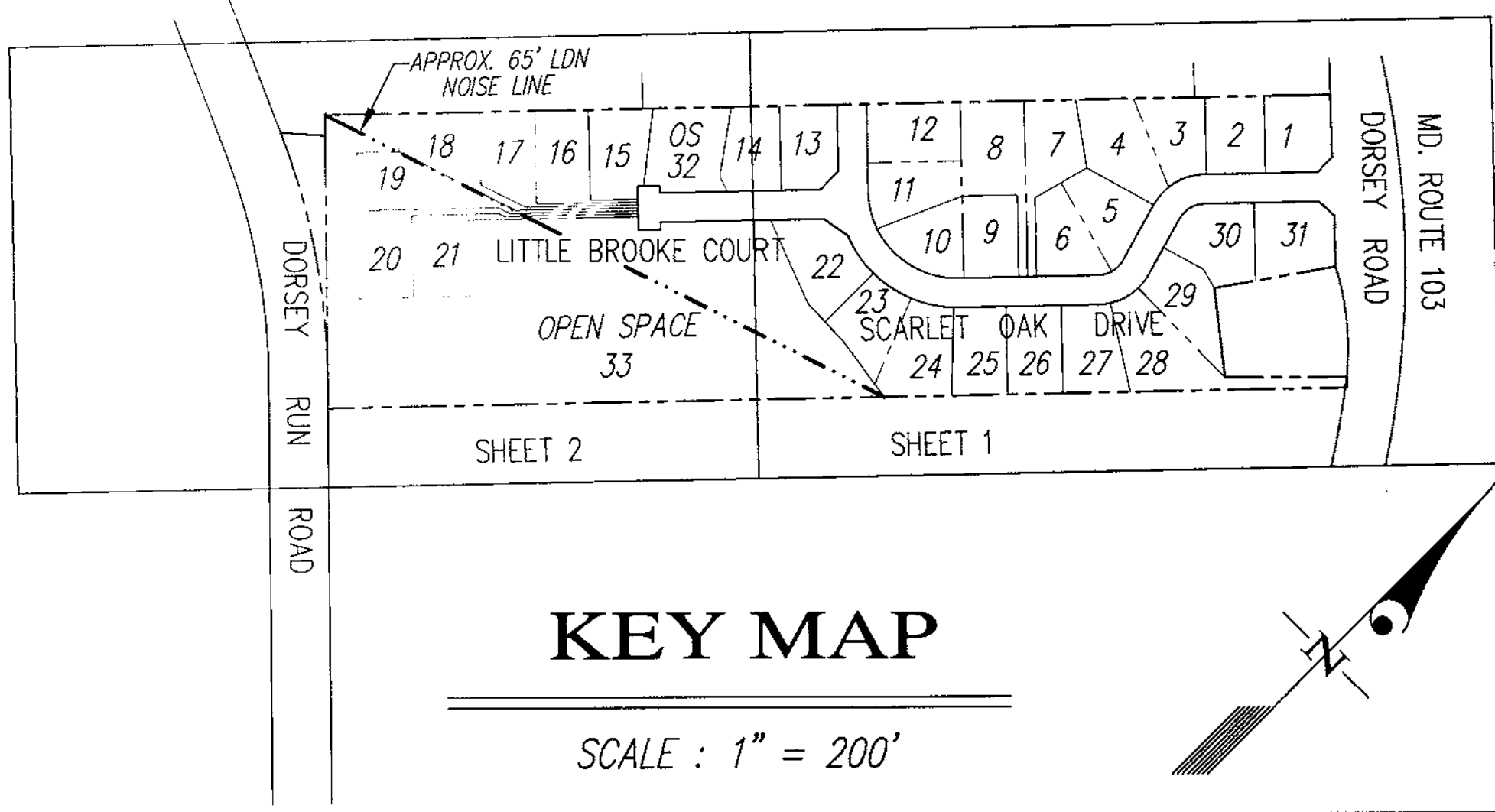


SCARLET OAKS

SITE DEVELOPMENT PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET & HOUSE MODEL DETAILS
2	SITE DEVELOPMENT PLAN
3	SEDMENT AND EROSION PLAN
4	LANDSCAPE PLAN AND SEDIMENT AND EROSION NOTES AND DETAILS

GENERIC BOX ANALYSIS

HOUSE TYPE	GENERIC BOX				
	A	B	C	D	E
NATHANIEL GREENE	Y	N	N	N	N
PHILLIS WHEATLEY	Y	Y	Y	N	N
JOHN RUTLEDGE	Y*	Y*	N	N	N
Thomas Jefferson II	Y	Y	Y	N	N
George Mason I	Y	Y	Y	Y	Y
John Adams	Y	Y	Y	N	N
Ben Franklin	N	N	N	Y	Y
Patrick Henry	Y	Y	Y	N	N
Francis Scott Key	Y	Y	Y	N	N
Ben Banneker	Y	Y	Y	N	Y
John Hancock I	Y	Y	Y	N	N
Lafayette	Y	Y	Y	N	Y
Anthony Wayne	Y	N	N	N	N
Abraham Clark	Y	N	N	N	N
Victory	Y	N	N	N	N
Patriot II	Y	N	N	N	N
James Monroe	Y	N	N	N	N
Molly Pitcher	Y	N	Y	N	N
Independence	Y	N	N	N	N
Francis Marion	Y	N	N	N	N
Hartford II	Y	Y	Y	Y	Y
Brantford II	Y	Y	Y	Y	Y

- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM PHOTOGRAMMETRIC DATA SERVICES, INC. ON 4-26-97 AND MASS GRADING INFORMATION FROM F-98-177.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. NOS. 371A AND 4382.
- PUBLIC WATER AND SEWER IS TO BE UTILIZED (PATAFSC DRAINAGE AREA - CONTRACT NOS. 14-3744-1).
- STORMWATER MANAGEMENT IS PROVIDED BY A PUBLIC FACILITY UNDER F-98-177.
- ALL STORM DRAINS SHOWN ARE PUBLIC.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-98-177 AND CONTRACT NO. 14-3744-1 AND #24 BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- OTHER HOWARD COUNTY FILES RELATED TO THIS SITE: S-97-05, P-98-19, F-98-177.
- FOREST CONSERVATION FOR THIS SITE IS PROVIDED UNDER F-98-177. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.100 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT NO 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE REQUIRED RECREATION OPEN SPACE OF 6,200 SQ. FT. (200 SQ. FT. ANTI) IS PROVIDED AS PASSIVE RECREATION AS PART OF THE OPEN SPACE UNDER F-98-177.
- THE ESHL NOISE LINE SHOWN HEREON REPRESENTS THE ADOPTED 1998 BW AIRPORT NOISE ZONE WHICH AFFECTED A PORTION OF THIS SUBDIVISION. LOTS 19 THROUGH 21 WERE GRANTED A VARIANCE FROM THE BOARD OF AIRPORT ZONING APPEALS ("BAZA") BY MEMORANDUM & ORDER DATED 10/5/98 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN L4601 F. 299-313. RESIDENTIAL CONSTRUCTION ON LOTS 19-21 IS SUBJECT TO THE CONDITIONS STATED IN SAID MEMORANDUM & ORDER AND AVIGATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4601 AT FOLD 316-322.
- FOR DRIVEWAY APRON, SEE HOWARD COUNTY STANDARD DETAIL No R-6.03 AND R-6.05.
- PLANTING AND STRUCTURES ARE PROHIBITED WITHIN THE SIGHT DISTANCE EASEMENTS ON LOTS 9-11 AND 30-31.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 5000 INCHES OF COMPLETED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURE (BRIDES/DILBERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- SOME OF THE FOREST PLANTING OBLIGATIONS INCURRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MET BY OFF-SITE PLANTING. SUCH PLANTING (2.34 AC. TOTAL) SHALL BE DONE ON THE FOLLOWING PARCELS (T.M. 7, P. 217, LOT 1, PLAT NO. 10147 AND T.M. 21, P. 7, L. 436, F. 65) AND EASEMENTS ESTABLISHING SUCH FOREST PLANTING AREAS AND ALL NECESSARY RESTRICTIONS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS FINAL PLAN.

OFF-SITE FOREST CONSERVATION EASEMENTS TOTALING 2.34 ACRES HAVE BEEN CREATED TO FULFILL THE FOREST CONSERVATION OBLIGATIONS CREATED BY THIS SUBDIVISION. SUCH OFF-SITE PLANTINGS WERE AUTHORIZED BY THE APPROVED FOREST CONSERVATION PLAN FOR F-98-177. THE EASEMENTS CREATED BY THIS APPROVAL SHALL BE PLANTED AND MAINTAINED IN ACCORD WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.2000 OF THE COUNTY CODES, AND THE DEED OF EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY.

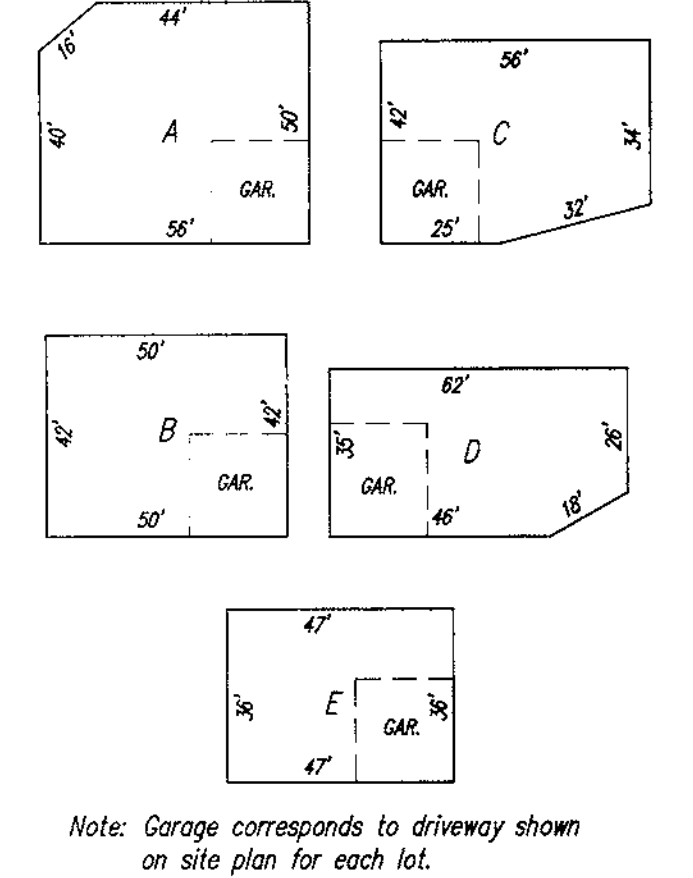
OFF-SITE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED FOR THIS SUBDIVISION AT THE PROPERTY OF (1) JUDITH A. GIANFRANZI (SEE PLAT NO. F-98-177-1) AND (2) E. ALEXANDER ADAMS & BETTY SMITH ADAMS (SEE PLAT NO. F-98-177-2).

OFF-SITE FOREST CONSERVATION EASEMENT PLATS FOR THE GIANFRANZI PROPERTY AND ADAMS PROPERTY ARE NOT REQUIRED SINCE THE PRELIMINARY PLAN WAS APPROVED PRIOR TO THE ADOPTION OF FOREST CONSERVATION LEGISLATION REQUIRING EASEMENT PLATS.

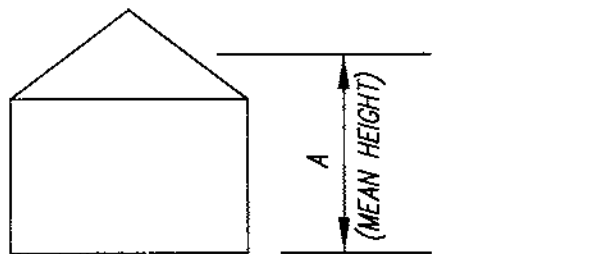
SITE ANALYSIS

- GENERAL SITE DATA
 - PRESENT ZONING: R-12
 - PROPOSED USE FOR SITE AND STRUCTURE: SINGLE FAMILY DETACHED
- AREA TABULATION
 - SITE AREA: 6.98± AC FOR 31 BUILDABLE LOTS
 - AREA OF PLAN SUBMISSION: 6.98± AC
 - LIMIT OF DISTURBANCE: 6.4± AC

GENERIC BOXES
SCALE: 1" = 40'



Note: Garage corresponds to driveway shown on site plan for each lot.



MEAN HEIGHT CHART

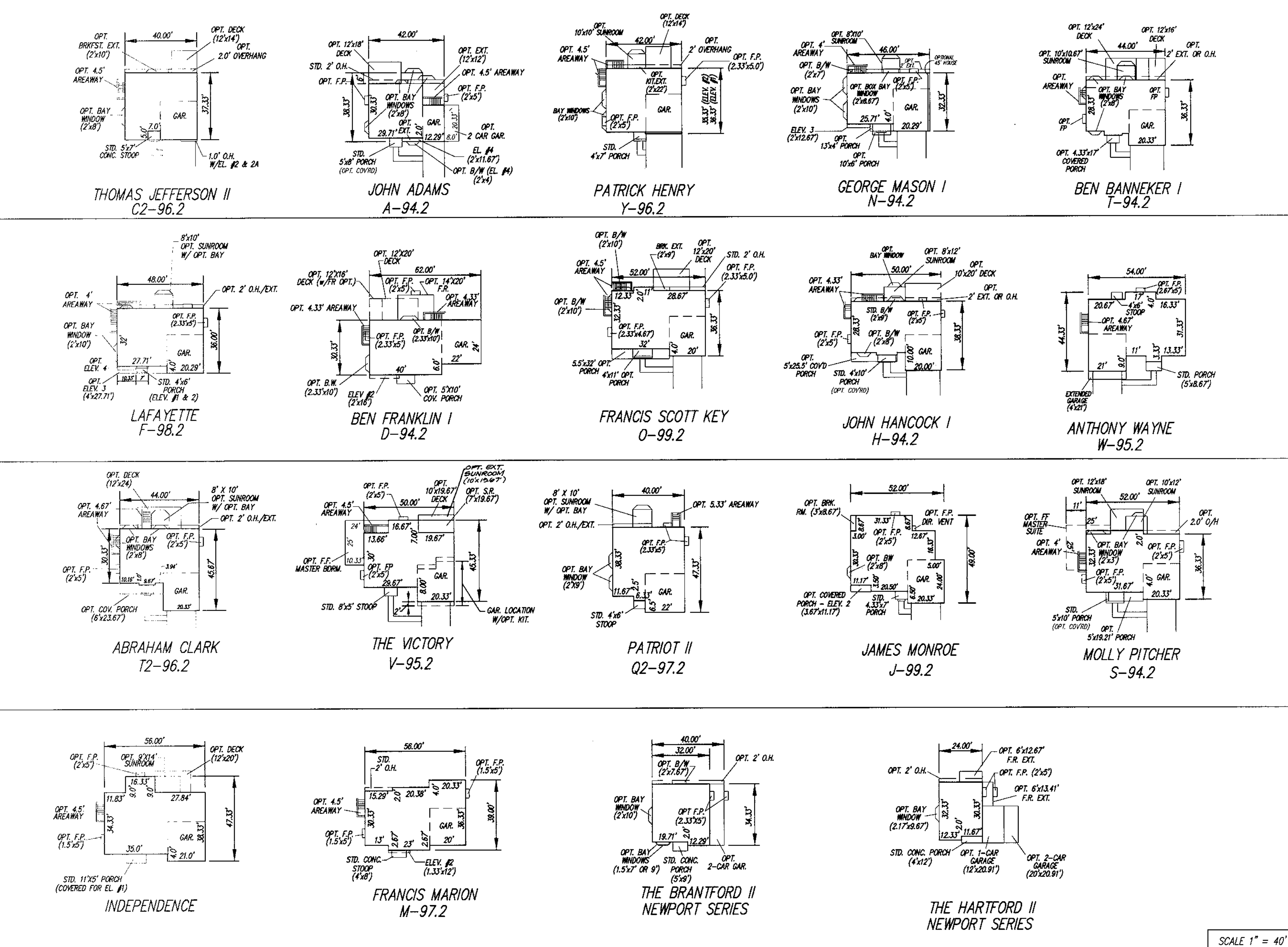
HOUSE TYPE	MEAN HEIGHT
Thomas Jefferson II	24'
George Mason I	24'
John Adams	24'
Ben Franklin I	25'
Patrick Henry	25'
Francis Scott Key	25'
Ben Banneker I	25'
John Hancock I	26'
Lafayette	25'
Anthony Wayne	25'
Abraham Clark	26'
Victory	26'
Patriot II	24'
James Monroe	27'
Molly Pitcher	26'
Independence	26'
Francis Marion	26'
Hartford II	23'
Brantford II	24'
Phyllis Wheatley	24'
John Rutledge	27'

ADDRESS CHART

LOT #	STREET ADDRESS
1	6900 SCARLET OAK DRIVE
2	6904 SCARLET OAK DRIVE
3	6908 SCARLET OAK DRIVE
4	6912 SCARLET OAK DRIVE
5	6916 SCARLET OAK DRIVE
6	6920 SCARLET OAK DRIVE
7	6924 SCARLET OAK DRIVE
8	6928 SCARLET OAK DRIVE
9	6932 SCARLET OAK DRIVE
10	6936 SCARLET OAK DRIVE
11	6940 SCARLET OAK DRIVE
12	6944 SCARLET OAK DRIVE
13	6948 SCARLET OAK DRIVE OR LITTLE BROOKE COURT
14	6904 LITTLE BROOKE COURT
15	6908 LITTLE BROOKE COURT
16	6912 LITTLE BROOKE COURT
17	6916 LITTLE BROOKE COURT
18	6920 LITTLE BROOKE COURT
19	6924 LITTLE BROOKE COURT
20	6928 LITTLE BROOKE COURT
21	6932 LITTLE BROOKE COURT OR LITTLE BROOKE COURT-OR
22	6936 SCARLET OAK DRIVE
23	6940 SCARLET OAK DRIVE
24	6944 SCARLET OAK DRIVE
25	6948 SCARLET OAK DRIVE
26	6952 SCARLET OAK DRIVE
27	6956 SCARLET OAK DRIVE
28	6960 SCARLET OAK DRIVE
29	6964 SCARLET OAK DRIVE
30	6968 SCARLET OAK DRIVE
31	6972 SCARLET OAK DRIVE

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 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.
 - PROJECT BACKGROUND:
 - LOCATION: TAX MAP #43, GRID 5/6
 - ZONING: SCARLET OAKS
 - ELECTION DISTRICT: 15T
 - BUILDABLE LOT AREA: 6.98± AC. (LOTS 1-31)
 - REC. REF.: PLAT NO. 13929 & 13930
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Leah S. Smith 11/5/99
Director

Condy Hamstra 11/4/99
Chief, Division of Development

John DeWitt 10/26/99
Chief, Division of Planning & Zoning

BENCHMARK DESCRIPTIONS

STATION 4382 (CONCRETE MONUMENT)
N. 551655.01 E. 1378176.94
ELEV.: 209.67
STATION IS LOCATED IN MEDIUM ISLAND OF MARYLAND ROUTE 1, 450± NORTHEAST OF INTERSECTION WITH BROOKDALE ROAD

STATION 371A (CONCRETE MONUMENT)
N. 553315.16 E. 1379982.12
ELEV.: 195.73
STATION IS LOCATED ON NORTHWEST SIDE OF MARYLAND ROUTE 1, 250± NORTHEAST OF ENTRANCE TO MEADOWRIDGE MEMORIAL PARK

OWNER/DEVELOPER
SCARLET OAKS, L.L.C.
3979 OLD COLUMBIA PIKE
ELLCOTT CITY, MD 21044
TELE.: 410-750-1800

BUILDER/CONTRACT PURCHASER
PATRIOT HOMES
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PHONE: (410) 997-5522
ATTN: TERRY CONNELLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-388-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
9-28-01	ADDED 4" OPT AREAWAY TO JOHN RUTLEDGE	AKJ	
11-20-00	ADDED 8" OPT AREAWAY TO JOHN RUTLEDGE & ADDED NOTE @ BOTTOM OF GEN BOX ANALYSIS	HKJ	
11-19-2000	ADDED OPT AREAWAY TO FRANCIS SCOTT KEY	DCJ	
7-3-2000	ADDED 3 NEW TEMPLATES (GREENE, WHEATLEY & RUTLEDGE), NEW GEN BOX ANALYSIS & MEAN HT. CHART & ADDED OPT. ELEV. 94 TO VICTORY	HLJ	

PREPARED FOR:
PATRIOT HOMES
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PHONE: (410) 997-5522
ATTN: TERRY CONNELLY

COVER SHEET & HOUSE MODEL DETAILS

SCARLET OAKS
LOTS 1 THRU 31
PLAT NO'S. 13929 & 13930

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

SUBDIVISION NAME	SECTION	LOT/PHASE
SCARLET OAKS		1-31

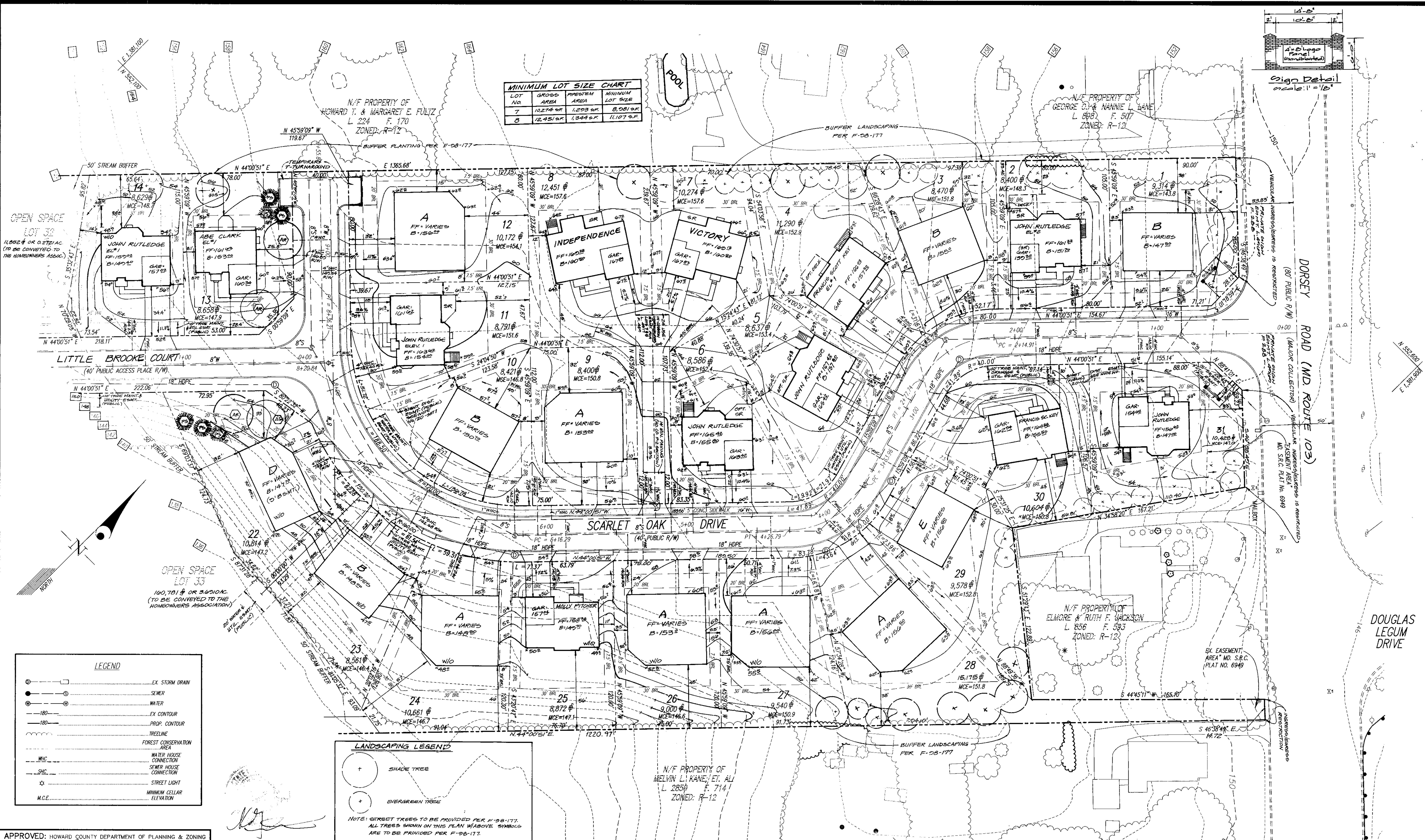
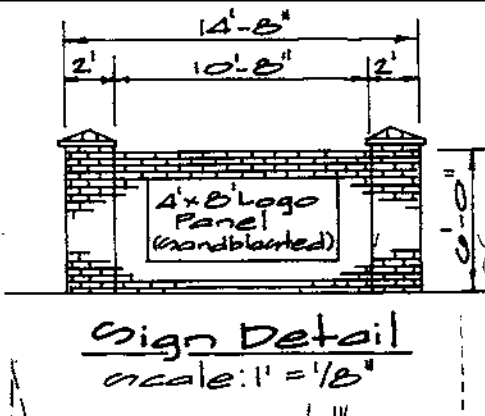
PLAT #	BOOK	ZONING	TAX MAP	ELEC. DIST.	GEN. DIST.
13929 & 13930	5 & 6	R-12	43	1	6012

WATER CODE	SEWER CODE
BR1	2320RR

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-12	99014

DATE	TAX MAP No.	SHEET
8-05-99	43	1 OF 6

LOT NO.	GROSS AREA	MINIMUM AREA	MINIMUM LOT SIZE
7	10,274 SF	1,203 SF	8,081 SF
8	12,451 SF	1,844 SF	11,076 SF



LEGEND	
	EX STORM DRAIN
	SEWER
	WATER
	EX CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND	
	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN W/ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John S. Smith 11/5/99
Cindy Hamilton 11/4/99
John Williams 10/26/99

OWNER/DEVELOPER: SCARLET OAKS LLC, 807D OLD COLUMBIA PIKE, ELLICOTT CITY, MD. 21044, 410-750-1800

CONTRACT PURCHASER/BUILDER: PATRIOT HOMES, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MD. 21044, 410-997-5522

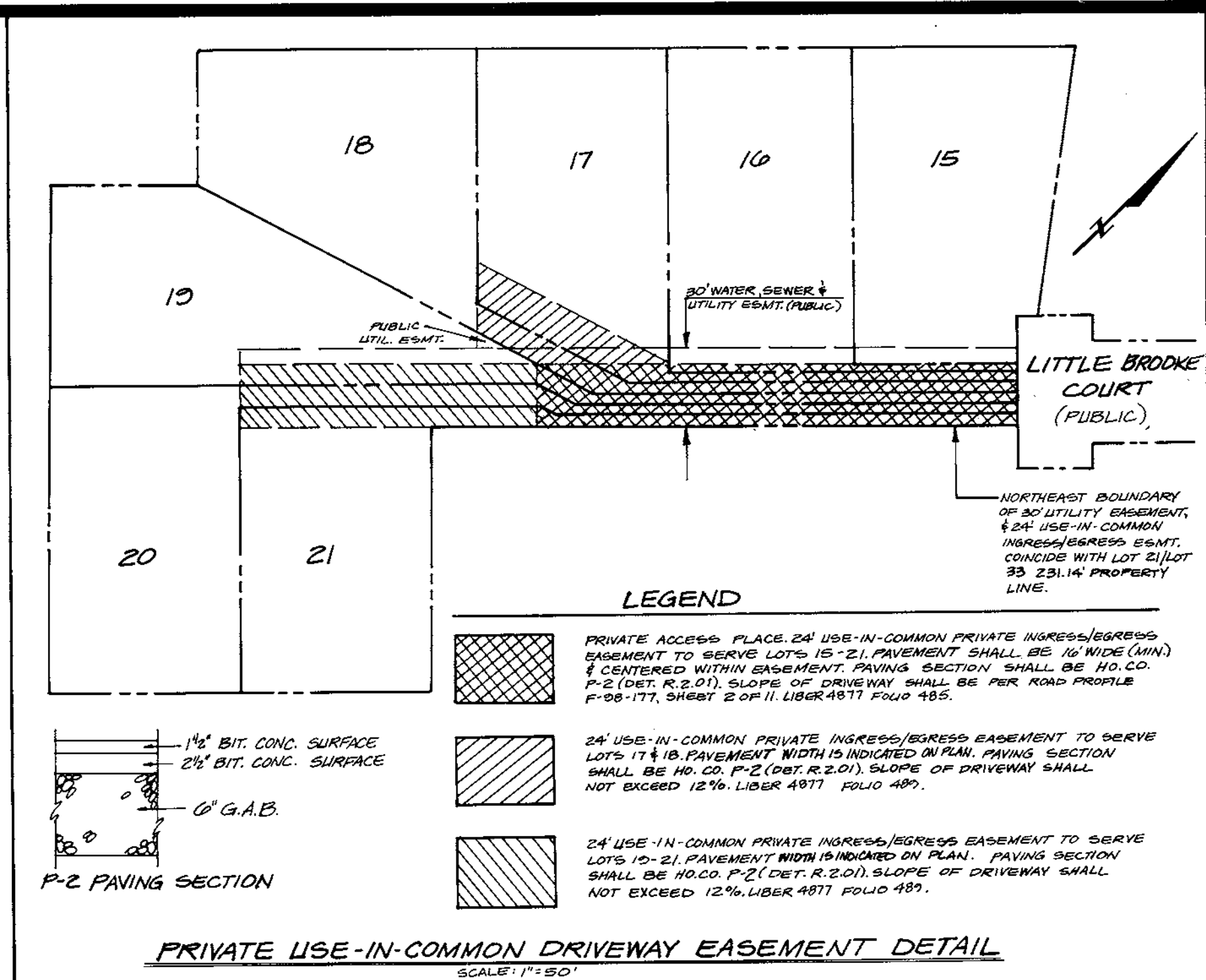
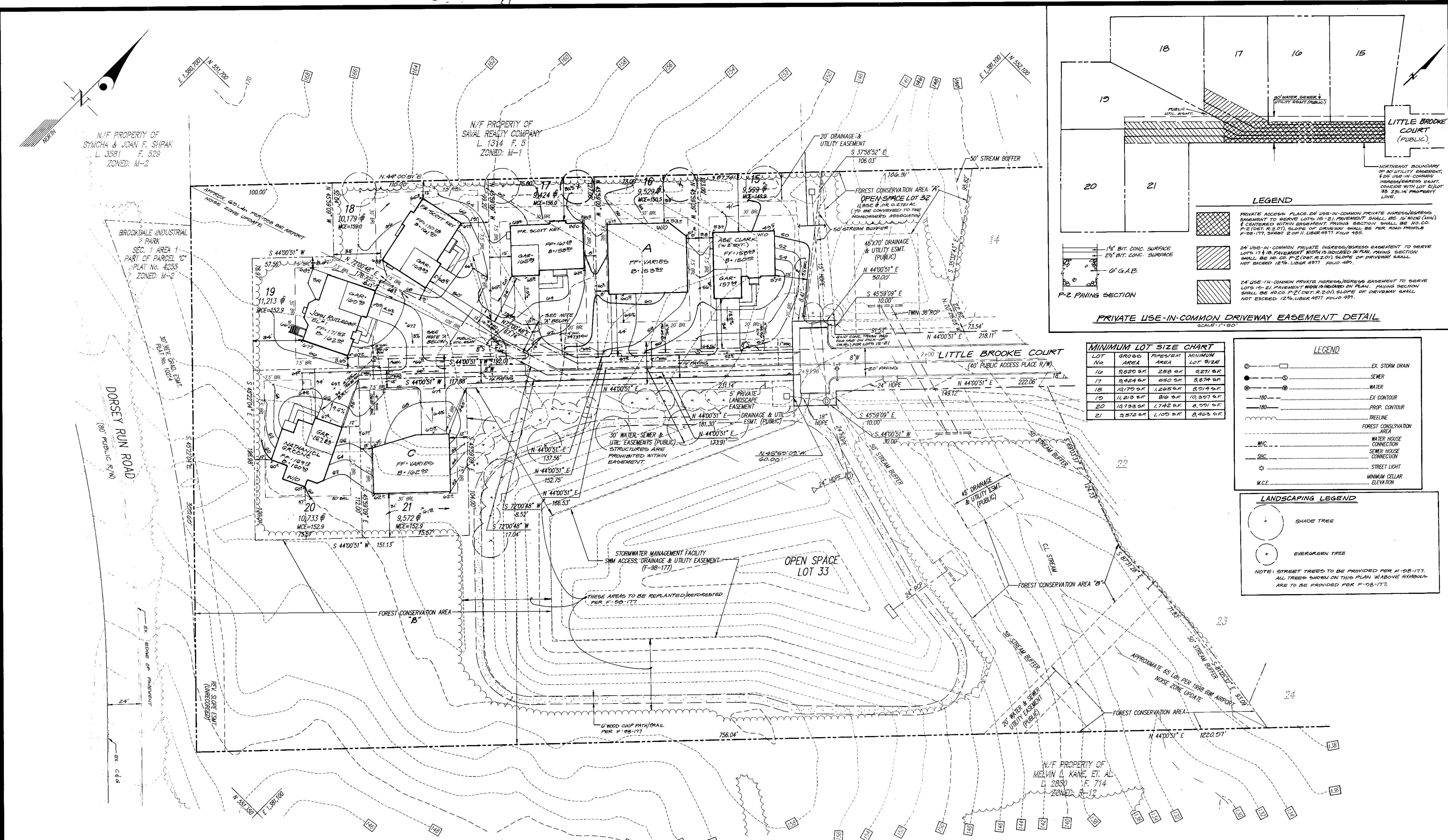
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTINSVILLE OFFICE PARK, BURTINSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-595-2524 FAX: 301-421-4186

NO.	DATE	DESCRIPTION	BY	APPR.
01-10-01		SITED JOHN RUTLEDGE ON LOT 9	HKL	
12-19-2000		SITED JOHN RUTLEDGE ON LOTS 5	OC	
11-20-2000		SITED JOHN RUTLEDGE ON LOT 11	HKL	
11-19-2000		REV. GRADING LOT 4 FOR AG-BUILT CONDITIONS & REV. GRADING LOT 5	OC	
01-08-00		SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	HKL	
7-30-2000		RESITE LOTS 13, 14, 25, 30 & 31	HKL	
2-A-2000		ADD SIGN, SIGN ERMIT & SIGN DETAIL	WesJ	
1-3-2000		RESITE LOT 2 WITHIN RUTLEDGE	HKL	

PREPARED FOR: PATRIOT HOMES, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MD. 21044, PHONE: (410) 997-5522, ATTN: TERRY CONELLY

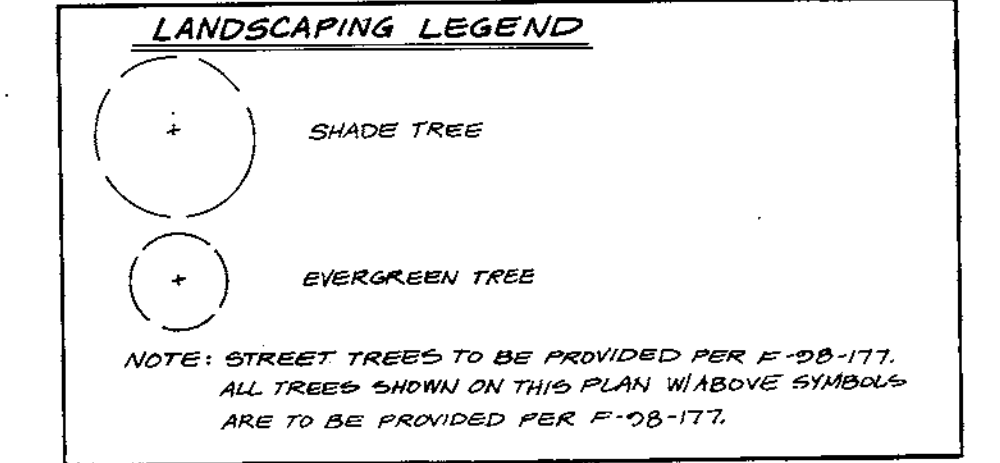
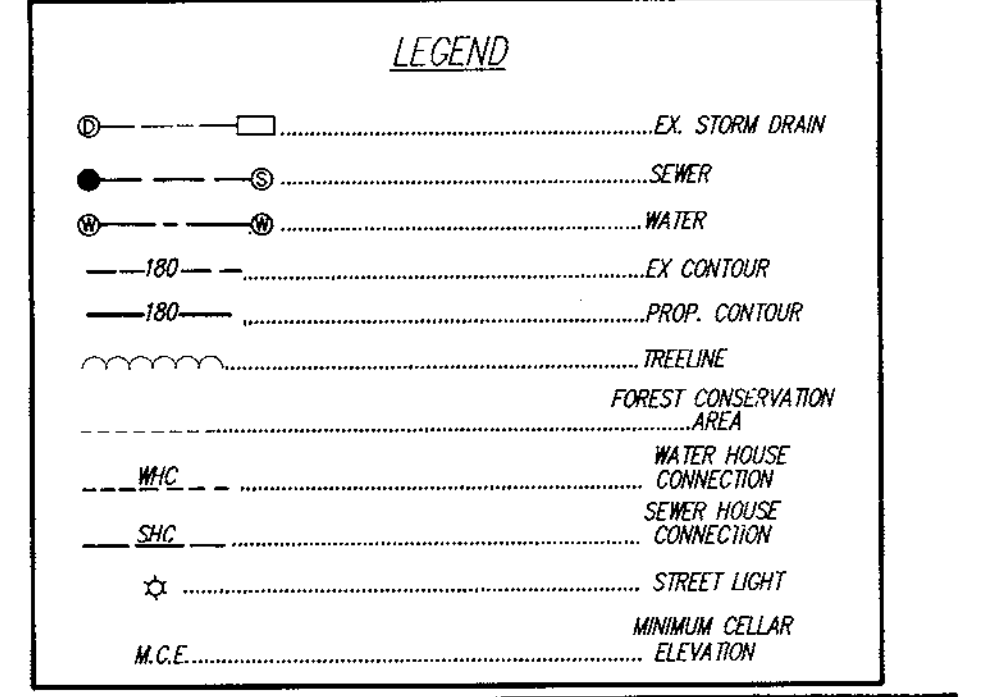
SITE DEVELOPMENT PLAN
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-00	43	2 OF 6



MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PERMITTED AREA	MINIMUM LOT SIZE
16	9,820 SF	258 SF	927' x 9'
17	3,424 SF	650 SF	8,874 SF
18	13,770 SF	1,265 SF	8,914 SF
19	11,213 SF	816 SF	10,397 SF
20	13,793 SF	1,742 SF	8,391 SF
21	9,572 SF	1,100 SF	8,463 SF



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph St. Smith 11/5/99
 Director

Cindy Hancke 11/4/99
 Chief, Division

Chris Damman 10/20/99
 Chief, Development

NOTE 'A':
 24' USE-IN-COMMON INGRESS/EGRESS EASEMENT. SEE INSET ON THIS SHEET FOR MORE DETAIL.

OWNER/DEVELOPER
 SCARLET OAKS L.L.C.
 3970 OLD COLUMBIA PIKE
 BULLCOTT CITY, MD. 21043
 410-790-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410-997-9532

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

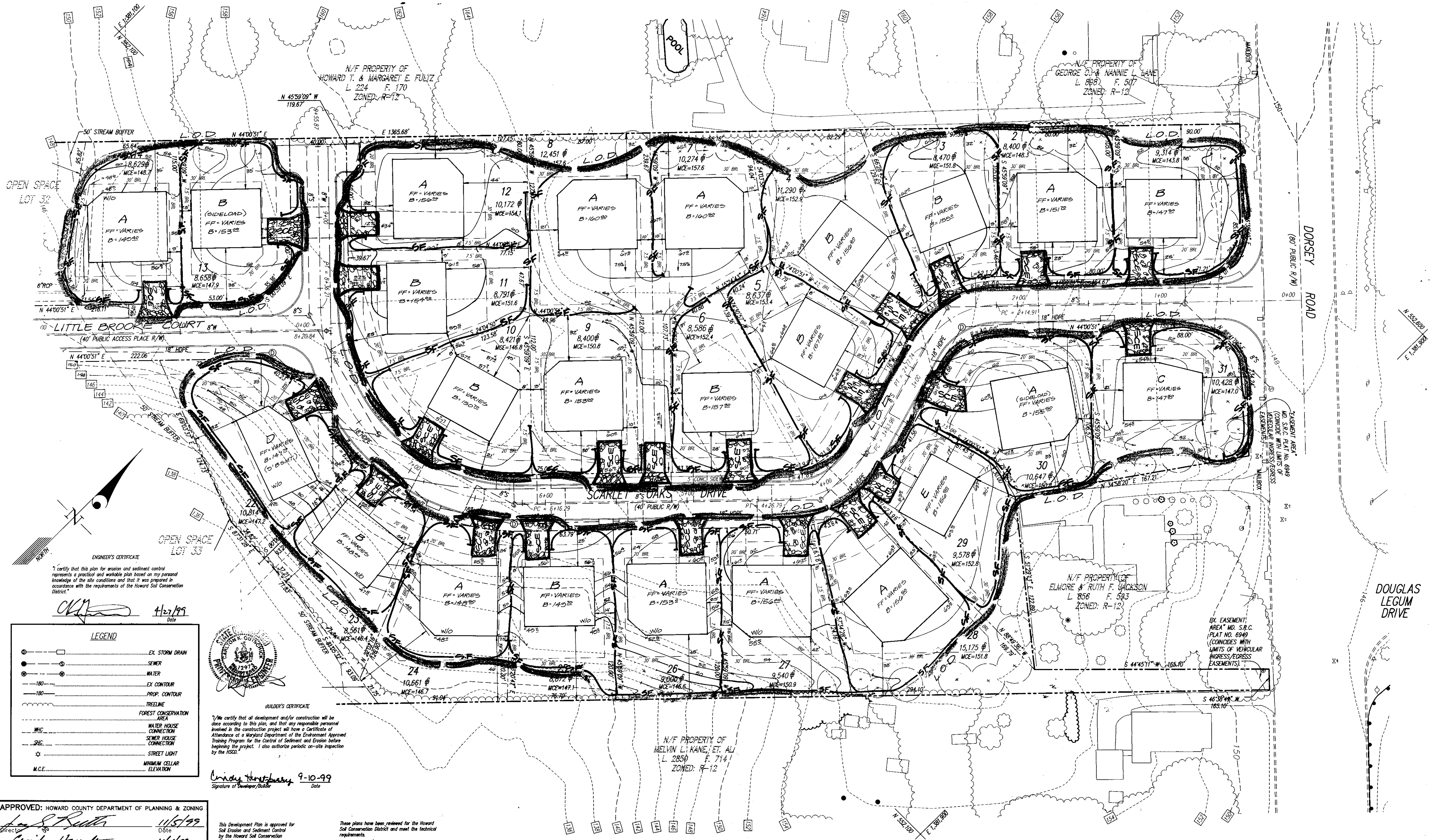
DATE	REVISION	BY	APPR.
3-28-01	SITED JOHN RUTLEDGE ON LOT 19	HRJ	
12-7-2000	SITED NATHANIEL GROGONS ON LOT 20	D.C.	
8-8-00	SITED ABE CLARK ON LOT 15	HRJ	
7-30-00	RESITE LOTS 17&18	HRJ	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONNELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-09	43	3 OF 6

SDP-99-141



N/E PROPERTY OF
HOWARD T. & MARGARET E. FULIZ
L. 224 F. 170
ZONED: R-12

N/E PROPERTY OF
GEORGE O. & ANNA W. L. BANE
L. 868 F. 507
ZONED: R-12

N/E PROPERTY OF
ELMORE & RUTH F. JACKSON
L. 856 F. 583
ZONED: R-12

N/E PROPERTY OF
HELVEN L. KANE, ET. AL
L. 2850 F. 714
ZONED: R-12

ENGINEER'S CERTIFICATE
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared accordance with the requirements of the Howard Soil Conservation District.
CKL 4/22/99
Date

BUILDER'S CERTIFICATE
I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD.
Crissy Heston 9-10-99
Signature of Developer/Builder Date



LEGEND

	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Ray S. Butler 11/5/99
Director Date
Crissy Heston 11/4/99
Chief, Division of Land Development Date
John D. Williams 10/26/99
Chief, Development Engineering Division Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
John Polunsky 10/26/99
Howard S.C.D. Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.
Cheryl Simmons 10/26/99
Natural Resources Conservation Service Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

PREPARED FOR:
PATRIOT HOMES
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MD. 210444
PHONE: (410) 997-5522
ATTN: TERRY CONELLY

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

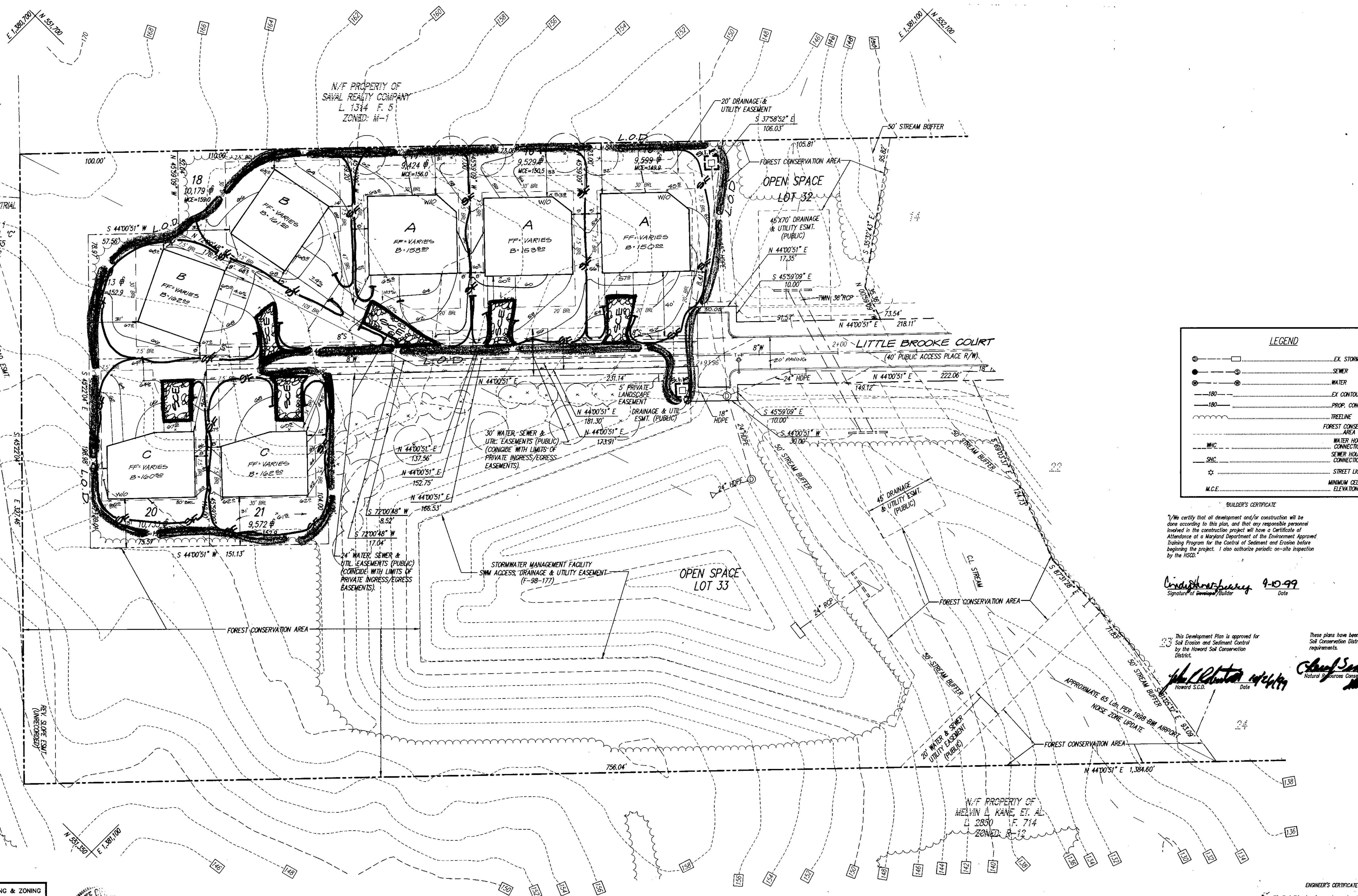
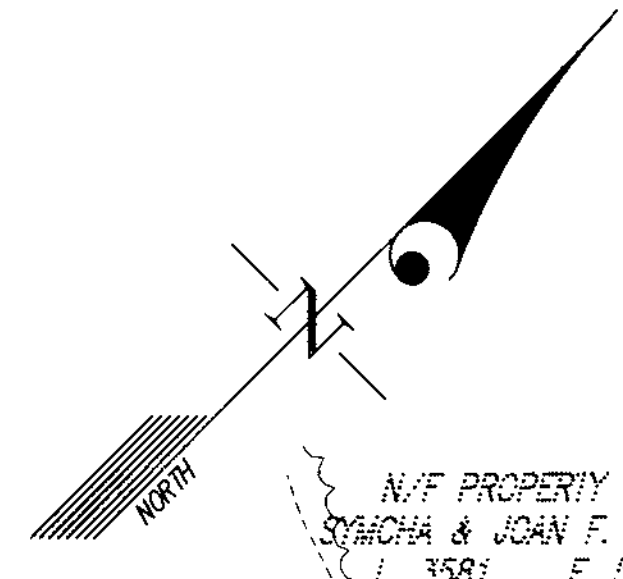
Sediment Control Plan		SCALE	ZONING	G. L. W. FILE No.
SCARLET OAKS LOTS 1 THRU 31		1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET		
8-05-99	43	4 OF 6		

DRAWINGS\96053\DESIGN\99014SP1 DES. DRN. CHK.

DATE	REVISION	BY	APPR.

1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



LEGEND

	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

BUILDER'S CERTIFICATE
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance of a Maryland 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 HSD.

Christopher 9-10-99
 Signature of Developer/Builder Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

Howard S.C.D.
 Signature of District Engineer Date

Chief Supervisor
 Signature of Chief Supervisor Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11/5/99
 Director Date

[Signature] 11/4/99
 Chief, Division of Land Development Date

[Signature] 10/20/99
 Chief, Development Engineering Division Date



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment 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.

[Signature] 4/27/99
 Signature of Engineer Date

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

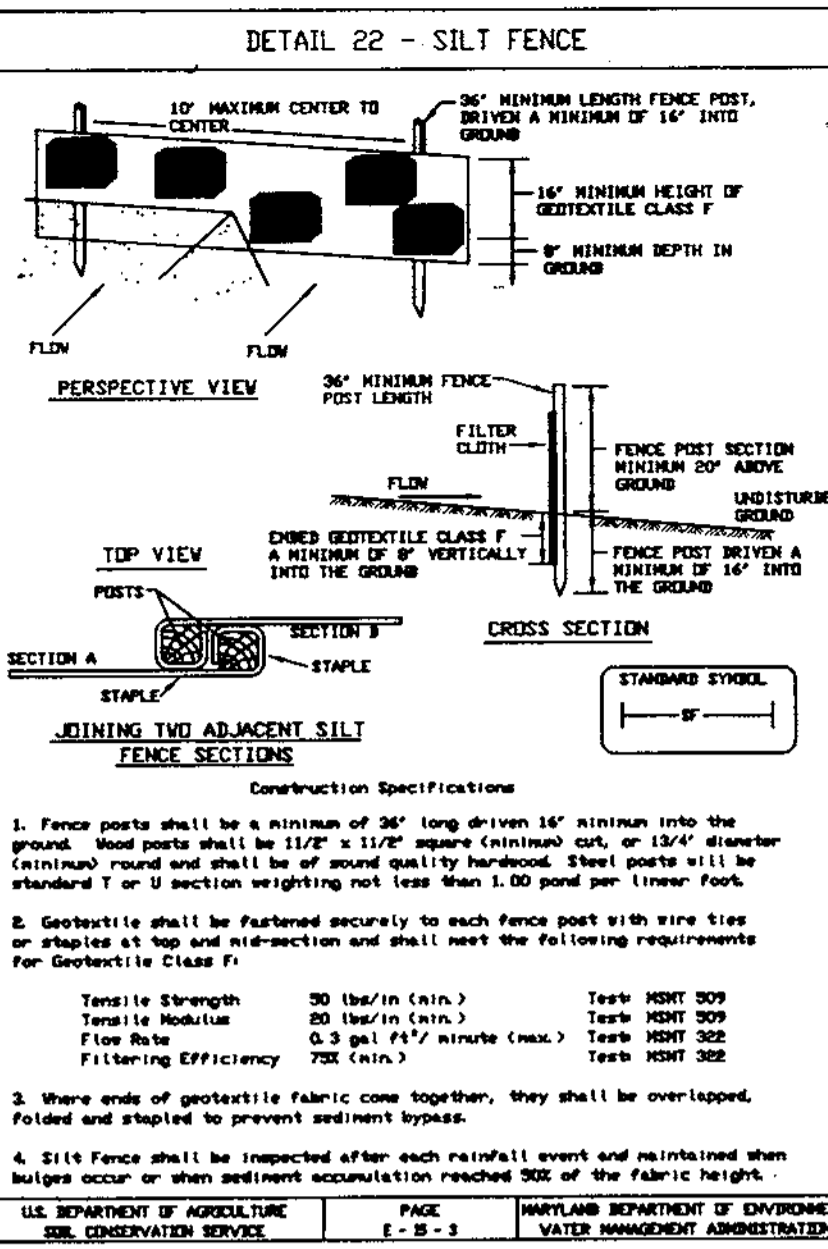
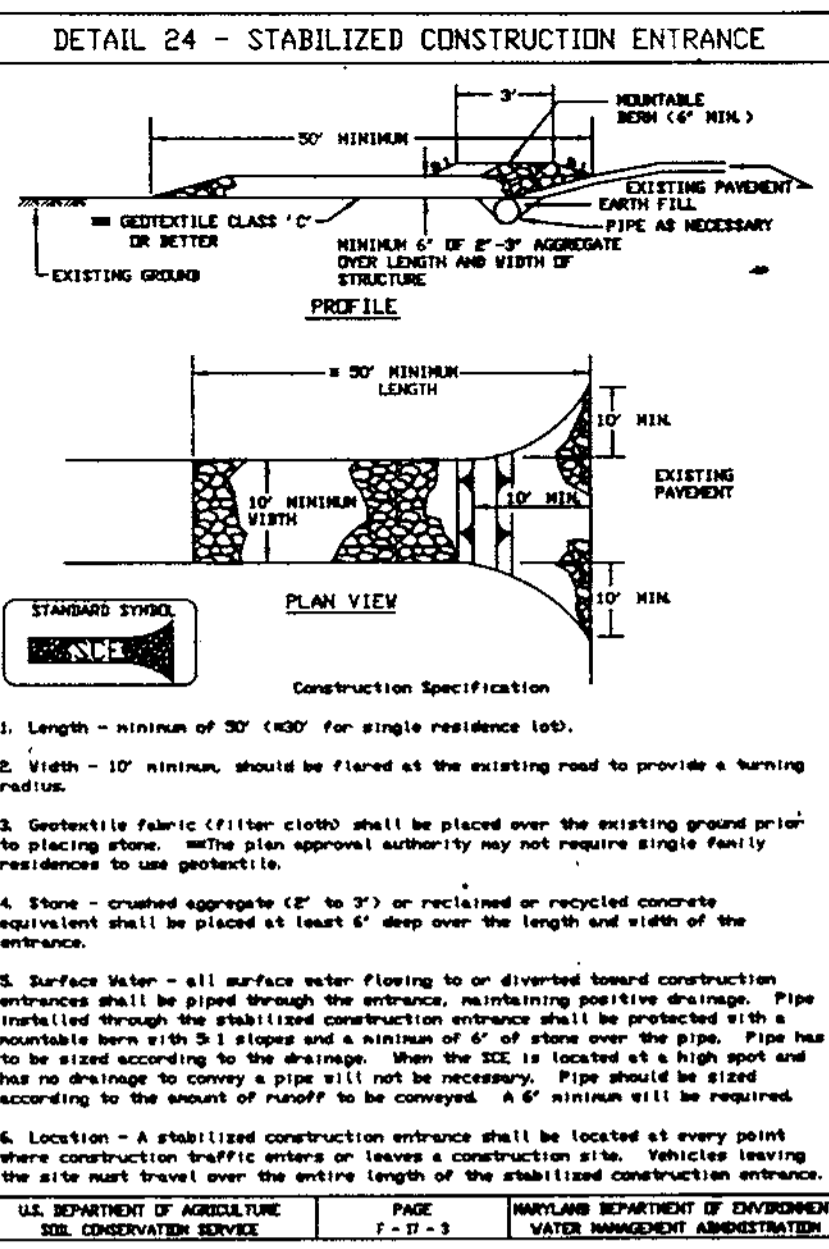
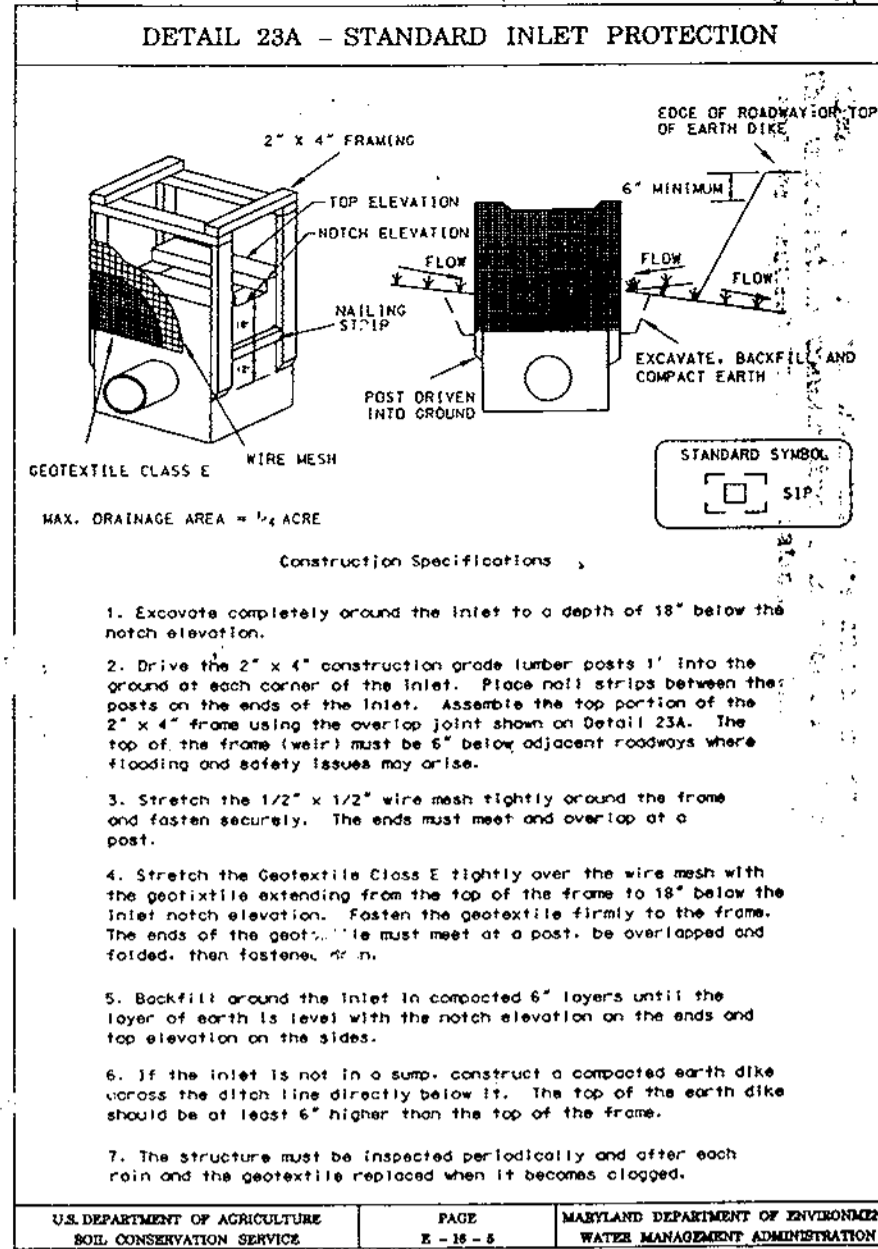
DATE	REVISION	BY	APPR.

PREPARED FOR:
 PATRIOT HOMES
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONELLY

Sediment Control Plan
SCARLET OAKS
 LOTS 1 THRU 31
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	5 OF 6

SDP-99-141



PLANT LIST

SYMBOL	NAME (BOTANICAL/COMMON)	QTY.	SIZE	COMMENTS
AR	Acer rubrum "October Glory"/ October Glory Red Maple	4	2 1/2-3" Cal.	B&B
PS	Pinus strobus/Eastern White Pine	6	6-8' Ht.	B&B

11.8 STANDARD SPECIFICATIONS

FOR
TOPSOIL
Definitions

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

Purpose

To provide a suitable soil medium for the vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, and/or are highly erodible.

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 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 accordance 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 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 2% by volume of cinders, stone, slag, coarse fragment, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as bromus grass, quackgrass, Johnsongrass, monkey grass, poison ivy, thistle, or others as specified.
 - Where the subsoil is other highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 6-8 pounds (200-800 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 procedure.
- 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.

V. 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 areas to be topsoiled, which have been previously established, shall be maintained, at least 4" - 8" higher in elevation.
- Topsoil shall be uniformly distributed to a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or sodding 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 sodding preparation.

NOTE: The required landscape buffers for the subdivision are provided under F-99-177. The sideyards of Lots 13 and 22 (both are corner lots) fronting on the roadways have now been selected; therefore, a Type B landscape edge for these lots is required per Table 2 on Page 18 of the Landscape Manual. The landscape surety in the amount of \$2100 for Lots 13 and 22 shall be posted with the grading permit for individual lot construction. (\$1050 FOR EACH LOT)

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	
	B	B
LANDSCAPE TYPE	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	Lot 13 125' - 20' D/W = 105'	Lot 22 113'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	0	0
NUMBER OF PLANTS REQUIRED		
SHADE TREES (at 1:50)	2	2
EVERGREEN TREES (at 1:40)	3	3
SHRUBS	0	0
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2	2
EVERGREEN TREES	3	3
OTHER TREES (2:1 SUBSTITUTION)	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IS NEEDED)		

LANDSCAPE SURETY CALCULATION:
 4 SHADE TREES AT \$300 EA. = \$1200
 6 EVERGREEN TREES AT \$150 EA. = \$900
\$2100 TOTAL

DEVELOPER'S/BUILDERS CERTIFICATE

I/WE certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/WE further certify that upon completion, a Certification of Landscape Installation, accompanied by an annual one-year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

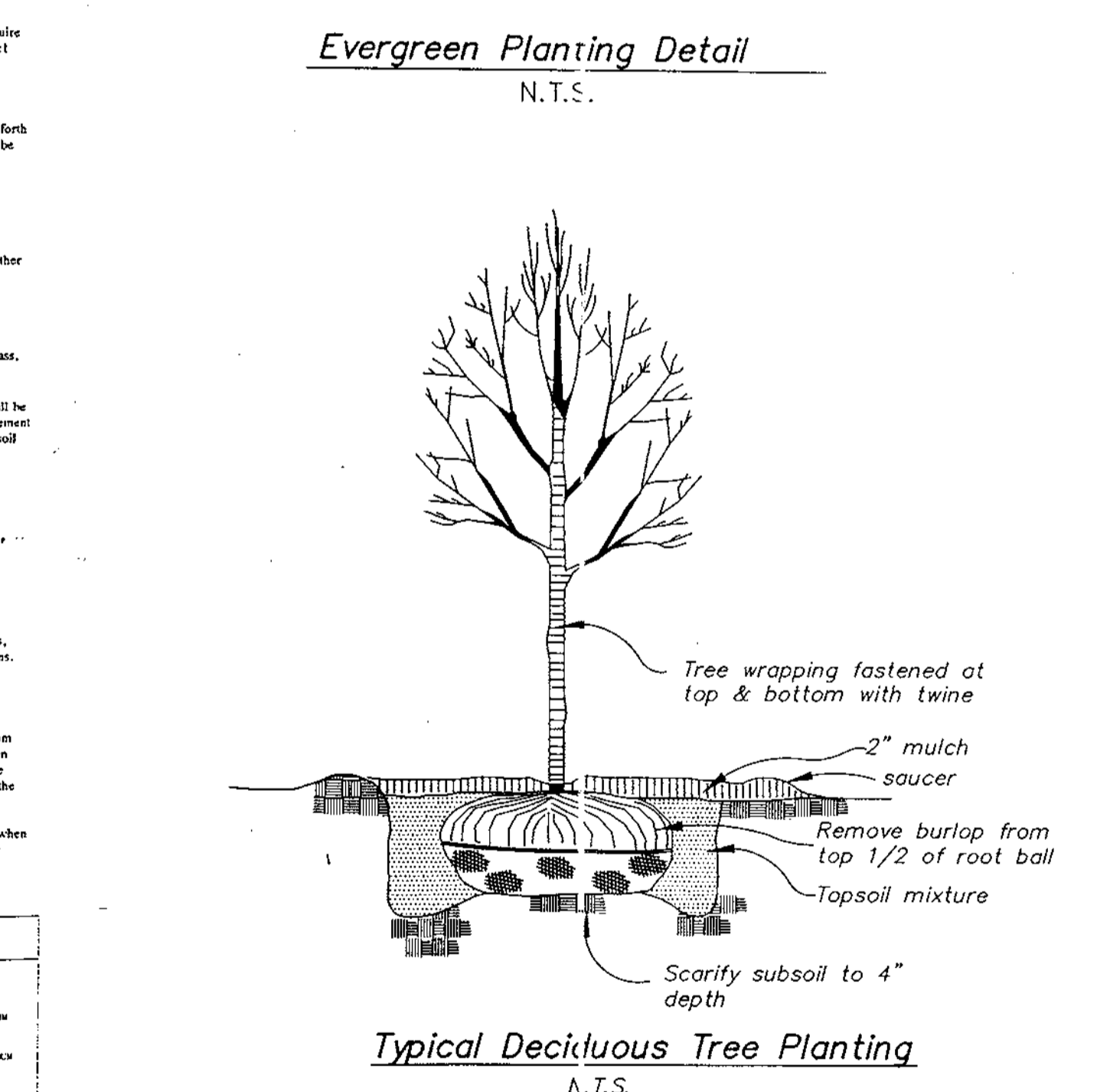
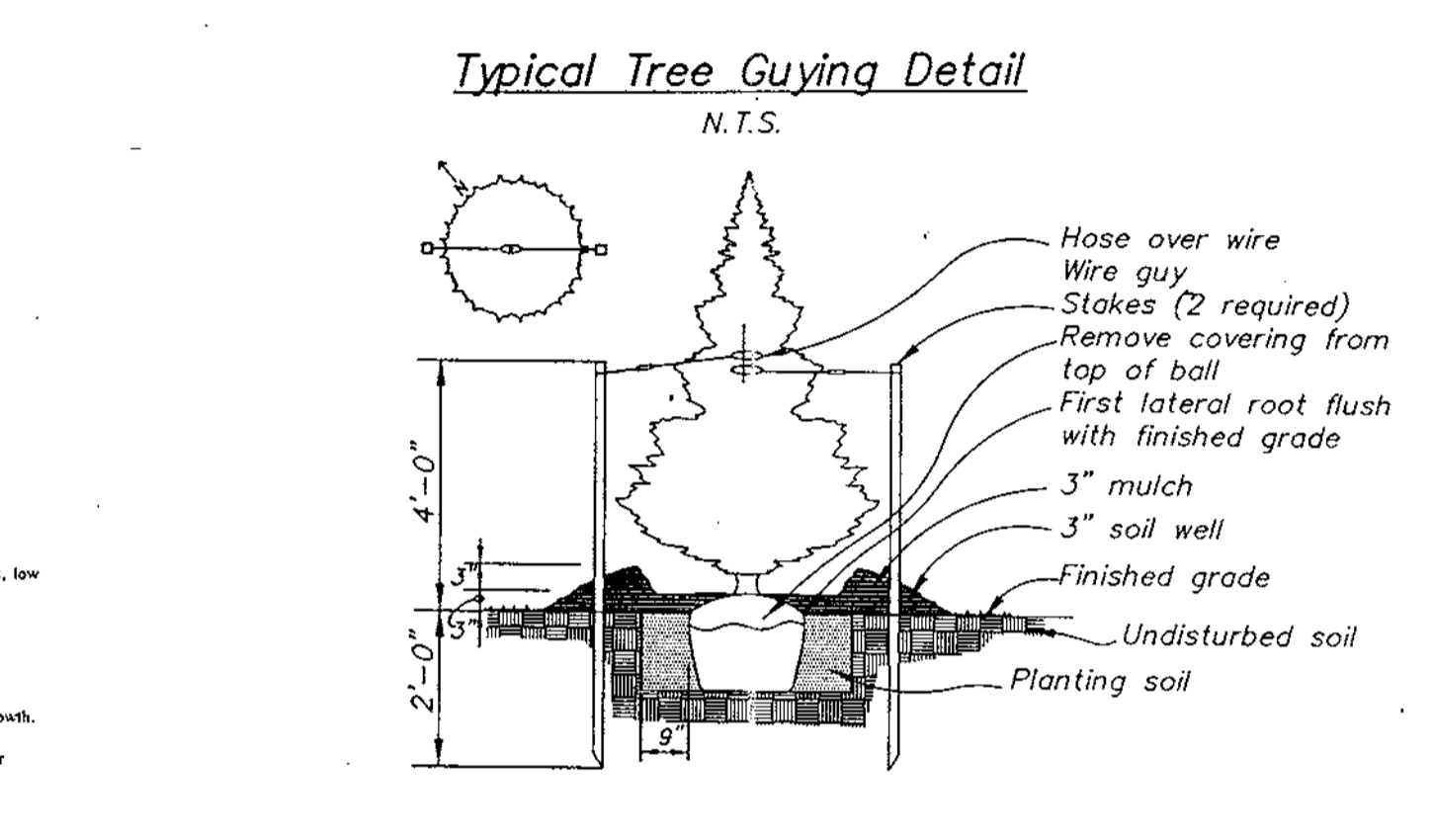
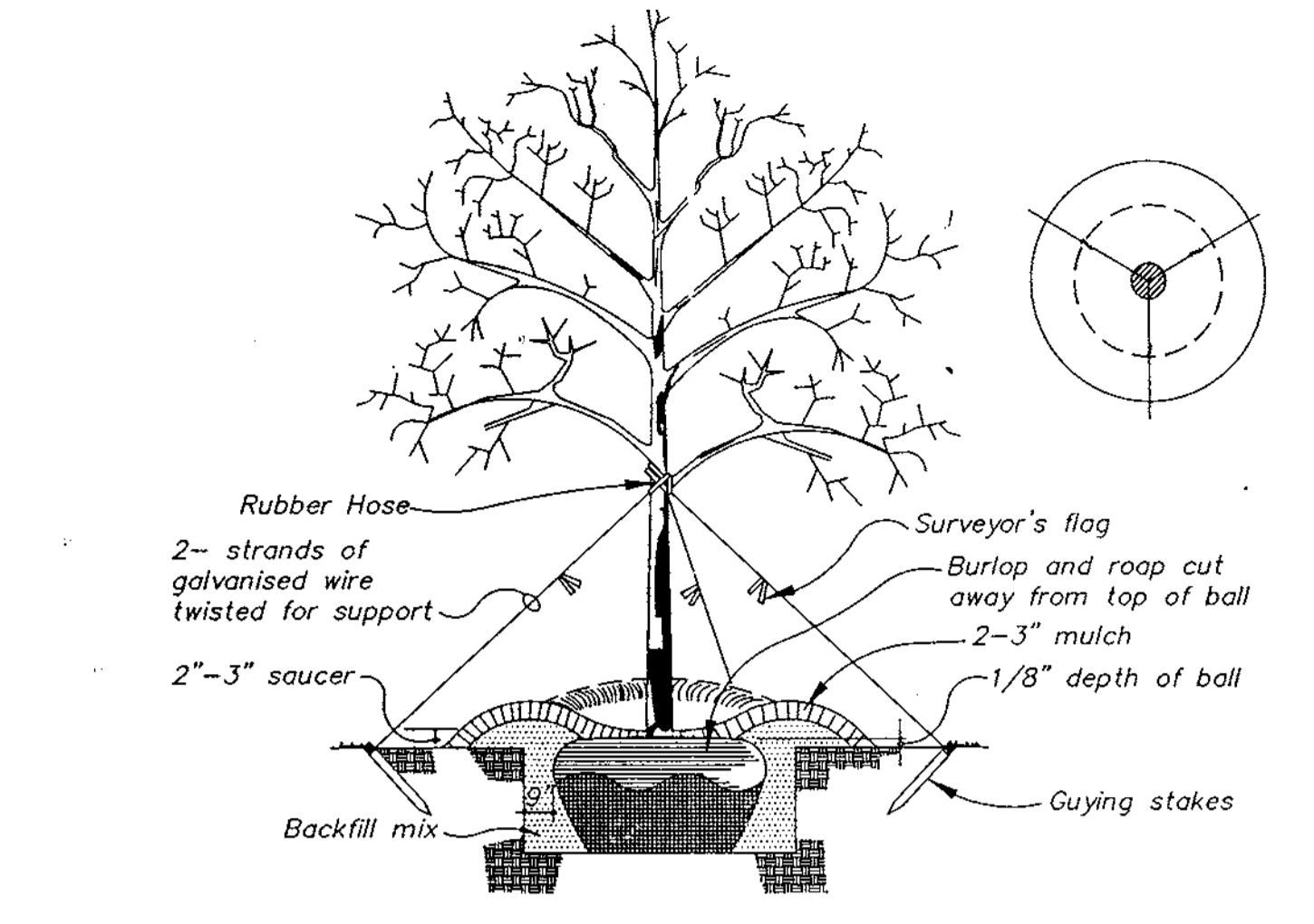
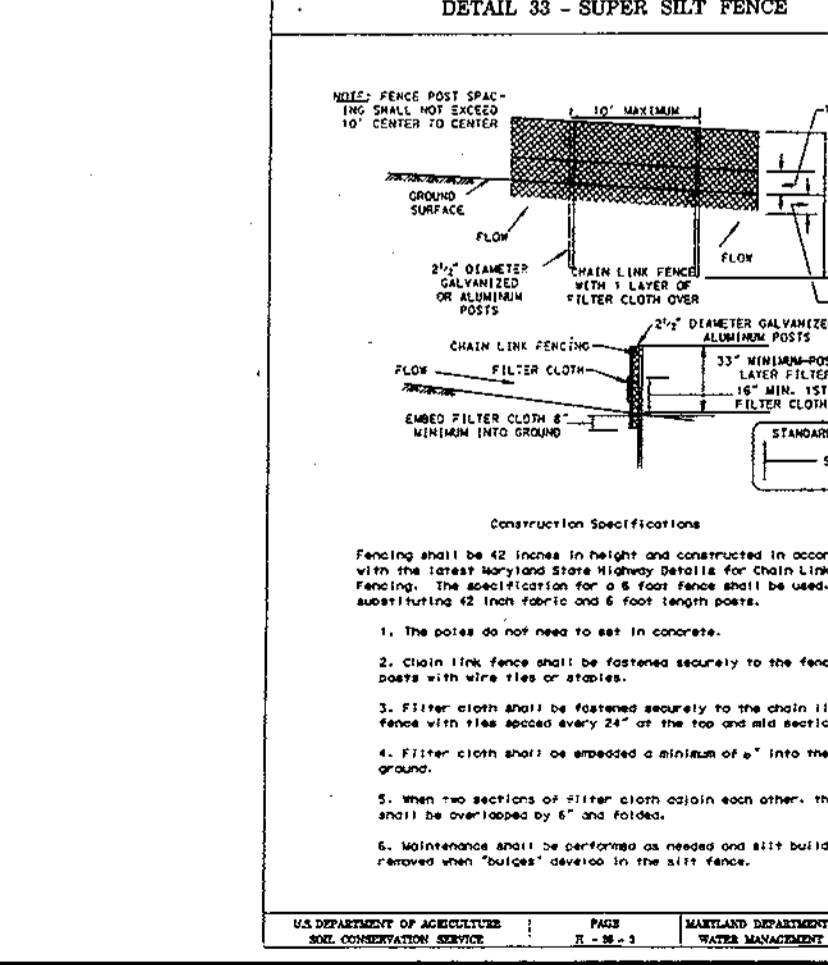
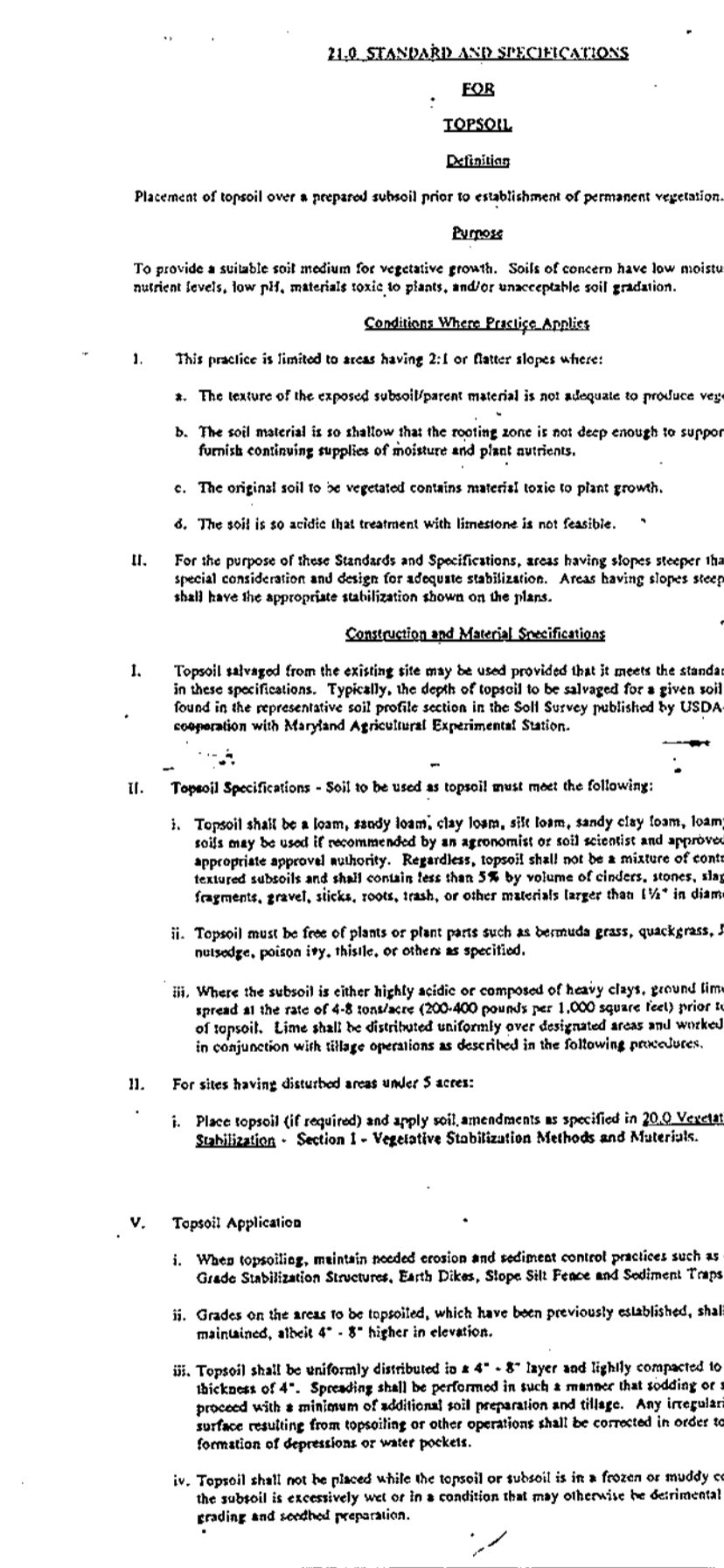
Christina Berry
Name (Developer/Builder) 9-10-99
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph B. Smith
Director 11/3/99
Date

Conrad H. Hurd
Chief, Division of Land Development 11/4/99
Date

Chris D. Williams
Chief, Development Engineering Division 10/20/99
Date



ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment 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.

Christina Berry
Signature of Developer/Builder 9-10-99
Date

BUILDER'S CERTIFICATE

I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland 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 HSCD.

Christina Berry
Signature of Developer/Builder 9-10-99
Date

Chris D. Williams
Signature of Developer/Builder 10/20/99
Date

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 313-1855.
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7 of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. C). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	: 6.98	Acres
Area Disturbed	: 6.4	Acres±
Area to be roofed or paved	: 1.78	Acres±
Area to be vegetatively stabilized	: 4.42	Acres±
Total Cut	: balanced	Cu. Yds.
Total Fill	: balanced	Cu. Yds.

 Off-site waste/borrow area location:
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.

PERMANENT SEEDING NOTES

Apply to graded or cleared area 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, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) 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 time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 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 60 lbs per acre (1.4 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 (.05 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 of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use straw. 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 rotted 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.

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

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 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.

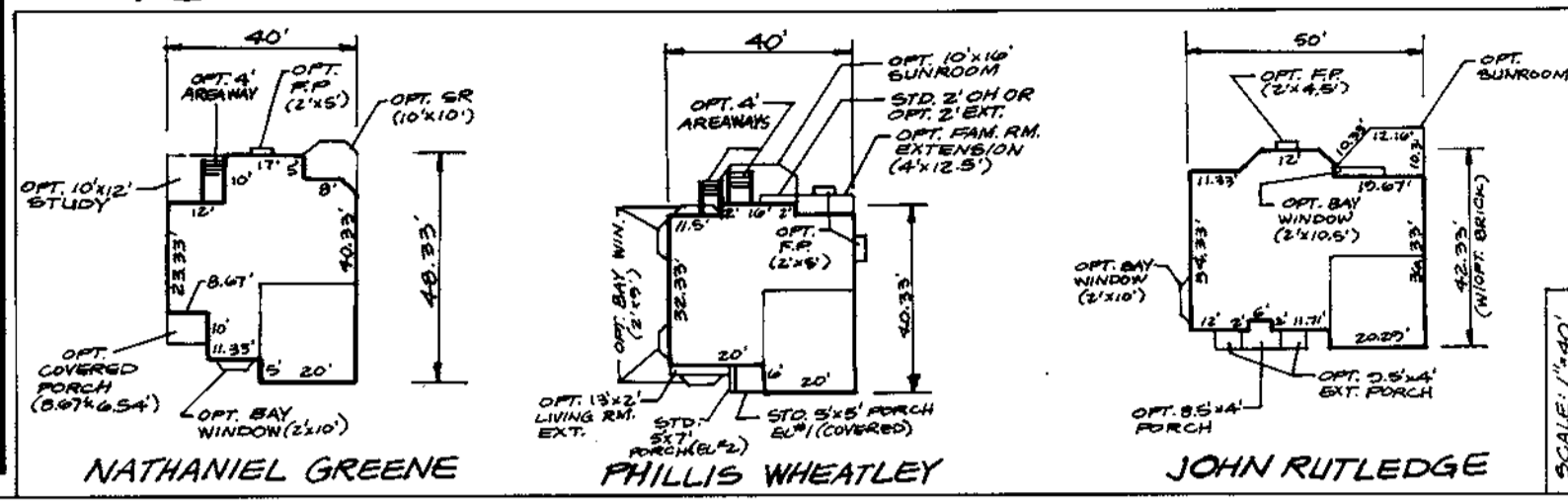
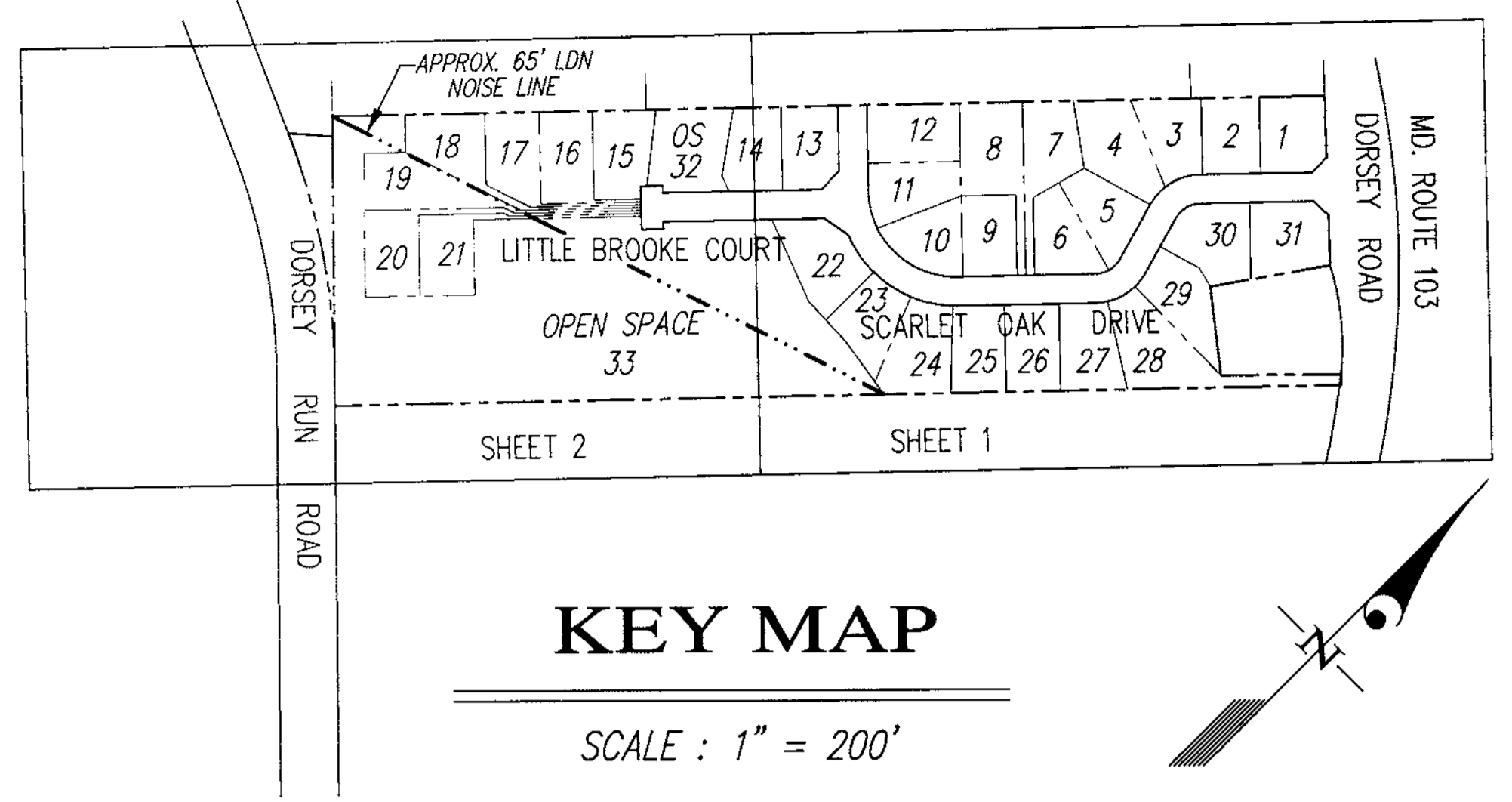
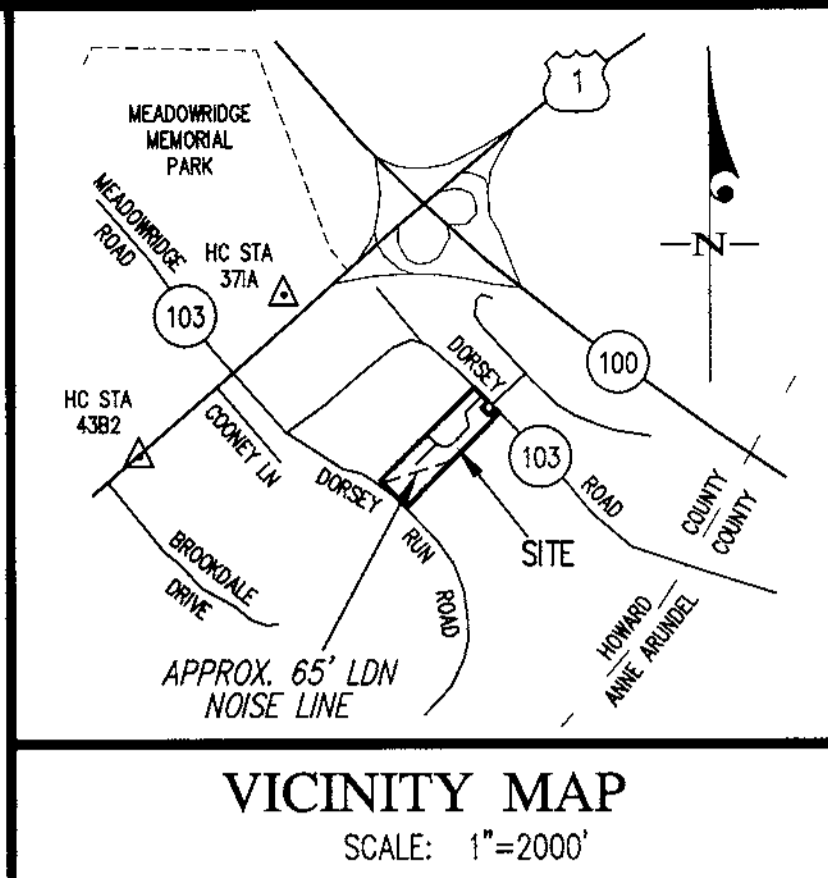
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted, weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher,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

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

SCARLET OAKS

SITE DEVELOPMENT PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET & HOUSE MODEL DETAILS
2	SITE DEVELOPMENT PLAN
3	SEDMIMENT AND EROSION PLAN
4	LANDSCAPE PLAN AND SEDIMENT AND EROSION NOTES AND DETAILS
5	
6	

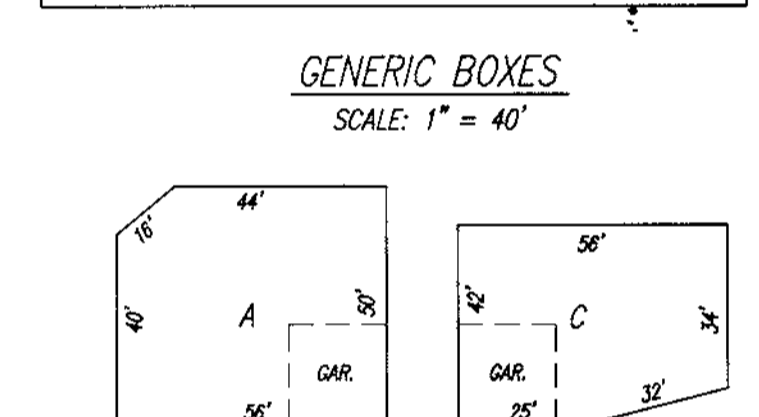
GENERIC BOX ANALYSIS

HOUSE TYPE	GENERIC BOX				
	A	B	C	D	E
NATHANIEL GREENE	Y	N	N	N	N
PHILLIS WHEATLEY	Y	Y	Y	N	N
JOHN RUTLEDGE	Y	Y	N	N	N
Thomas Jefferson II	Y	Y	Y	N	N
George Mason I	Y	Y	Y	Y	Y
John Adams	Y	Y	Y	N	N
Ben. Franklin	N	N	N	Y	Y
Patrick Henry	Y	Y	N	N	Y
Francis Scott Key	Y	Y	N	N	N
Ben. Banneker	Y	Y	Y	N	Y
John Hancock I	Y	Y	Y	N	N
Lafayette	Y	Y	Y	N	Y
Anthony Wayne	Y	N	N	N	N
Abraham Clark	Y	N	N	N	N
Victory	Y	N	N	N	N
Patriot II	Y	N	N	N	N
James Monroe	Y	N	N	N	N
Molly Pitcher	Y	N	Y	N	N
Independence	Y	N	N	N	N
Francis Marion	Y	N	N	N	N
Hartford II	Y	Y	Y	Y	Y
Brantford II	Y	Y	Y	Y	N

- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM PHOTOGRAMMETRIC DATA SERVICES, INC. ON 4-26-97 AND MASS GRADING INFORMATION FROM F-98-177.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. HOS. 371A AND 43B2.
- PUBLIC WATER AND SEWER IS TO BE UTILIZED (PATAPSCO DRAINAGE AREA). CONTRACT NOS. 14-3744-0.
- STORMWATER MANAGEMENT IS PROVIDED BY A PUBLIC FACILITY UNDER F-98-177.
- ALL STORM DRAINS SHOWN ARE PUBLIC.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-98-177 AND CONTRACT NO. 14-3744 AND #24 BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DOING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- OTHER HOWARD COUNTY FILES RELATED TO THIS SITE: S-97-05, P-98-19, F-98-177.
- FOREST CONSERVATION FOR THIS SITE IS PROVIDED UNDER F-98-177. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT NO 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD FRONT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE REQUIRED RECREATION OPEN SPACE OF 6,200 SQ. FT. (200 SQ. FT./LOT) IS PROVIDED AS PAVED PAVEMENT AS PART OF THE OPEN SPACE UNDER F-98-177.
- THE ESDN NOISE LINE SHOWN HEREON REPRESENTS THE ADOPTED 1988 BUN AIRPORT NOISE ZONE WHICH AFFECTED A PORTION OF THIS SUBDIVISION. LOTS 19 THROUGH 21 WERE GRANTED A VARIANCE FROM THE BOARD OF AIRPORT ZONING APPEALS ("BAA") BY MEMORANDUM & ORDER DATED 10/20/98 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN L 4801 F. 299-313. RESIDENTIAL CONSTRUCTION ON LOTS 19-21 IS SUBJECT TO THE CONDITIONS STATED IN SAID MEMORANDUM & ORDER AND AVIGATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4801 AT FOLIO 316-322.
- FOR DRIVEWAY APPROX. SEE HOWARD COUNTY STANDARD DETAIL NO. R-6.03 AND R-6.05.
- PLANTING AND STRUCTURES ARE PROHIBITED WITHIN THE SIGHT DISTANCE EASEMENTS ON LOTS 9-11 AND 30-31.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - MIDWAY - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/SUBVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- SOME OF THE FOREST PLANTING OBLIGATIONS INCURRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MET BY OFF-SITE PLANTING. SUCH PLANTING (2.34 AC. TOTAL) SHALL BE DONE ON THE FOLLOWING PARCELS (TAK. 7, P. 27, LOT 1, PLAT NO. 10147 AND 11, P. 2, L. 4346, F. 631) AND EASEMENTS ESTABLISHING SUCH FOREST PLANTING AREAS AND ALL NECESSARY RESTRICTIONS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS FINAL PLAN.
 - OFF-SITE FOREST CONSERVATION EASEMENTS TOTALING 2.34 ACRES HAVE BEEN CREATED TO FULFILL THE FOREST CONSERVATION OBLIGATIONS CREATED BY THIS SUBDIVISION. SUCH OFF-SITE PLANTINGS WERE AUTHORIZED BY THE APPROVED FOREST CONSERVATION PLAN FOR F-98-177. THE EASEMENTS CREATED BY THIS APPROVAL SHALL BE PLANTED AND MAINTAINED IN ACCORD WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.2000 OF THE COUNTY CODE, AND THE DEED OF EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY.
 - OFF-SITE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED FOR THIS SUBDIVISION AT THE PROPERTY OF:
 - JUDITH A. GIANGRANDI (SEE PLAT NO. F-98-177-1) AND
 - E. ALEXANDER ADAMS & BETTY SMITH ADAMS (SEE PLAT NO. F-98-177-2).
 - OFF-SITE FOREST CONSERVATION EASEMENT PLATS FOR THE GIANGRANDI PROPERTY AND ADAMS PROPERTY ARE NOT REQUIRED SINCE THE PRELIMINARY PLAN WAS APPROVED PRIOR TO THE ADOPTION OF FOREST CONSERVATION LEGISLATION REQUIRING EASEMENT PLATS.

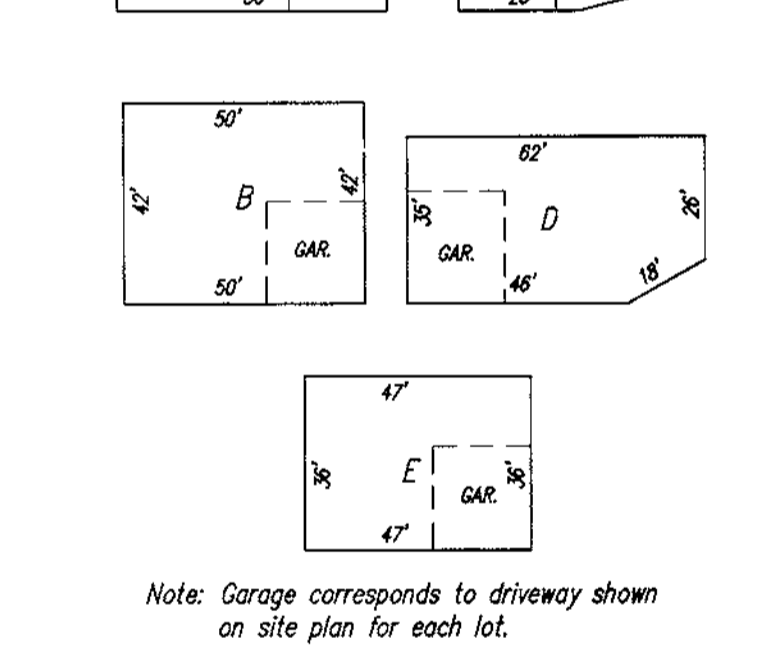
SITE ANALYSIS

- GENERAL SITE DATA
 - A. PRESENT ZONING: R-12
 - B. PROPOSED USED FOR SITE AND STRUCTURE: SINGLE FAMILY DETACHED
- AREA TABULATION
 - A. SITE AREA: 6.98± FOR 31 BUILDABLE LOTS
 - B. AREA OF PLAN SUBMISSION: 6.98± AC.
 - C. LIMIT OF DISTURBANCE: 6.4± AC.



ADDRESS CHART

LOT #	STREET ADDRESS
1	6900 SCARLET OAK DRIVE
2	6904 SCARLET OAK DRIVE
3	6908 SCARLET OAK DRIVE
4	6912 SCARLET OAK DRIVE
5	6916 SCARLET OAK DRIVE
6	6920 SCARLET OAK DRIVE
7	6924 SCARLET OAK DRIVE
8	6928 SCARLET OAK DRIVE
9	6932 SCARLET OAK DRIVE
10	6936 SCARLET OAK DRIVE
11	6940 SCARLET OAK DRIVE
12	6944 SCARLET OAK DRIVE
13	6948 SCARLET OAK DRIVE OR LITTLE BROOKE COURT
14	6904 LITTLE BROOKE COURT
15	6908 LITTLE BROOKE COURT
16	6912 LITTLE BROOKE COURT
17	6916 LITTLE BROOKE COURT
18	6920 LITTLE BROOKE COURT
19	6924 LITTLE BROOKE COURT
20	6928 LITTLE BROOKE COURT
21	6932 LITTLE BROOKE COURT OR LITTLE BROOKE COURT
22	6937 SCARLET OAK DRIVE
23	6933 SCARLET OAK DRIVE
24	6929 SCARLET OAK DRIVE
25	6925 SCARLET OAK DRIVE
26	6921 SCARLET OAK DRIVE
27	6917 SCARLET OAK DRIVE
28	6913 SCARLET OAK DRIVE
29	6909 SCARLET OAK DRIVE
30	6905 SCARLET OAK DRIVE
31	6901 SCARLET OAK DRIVE

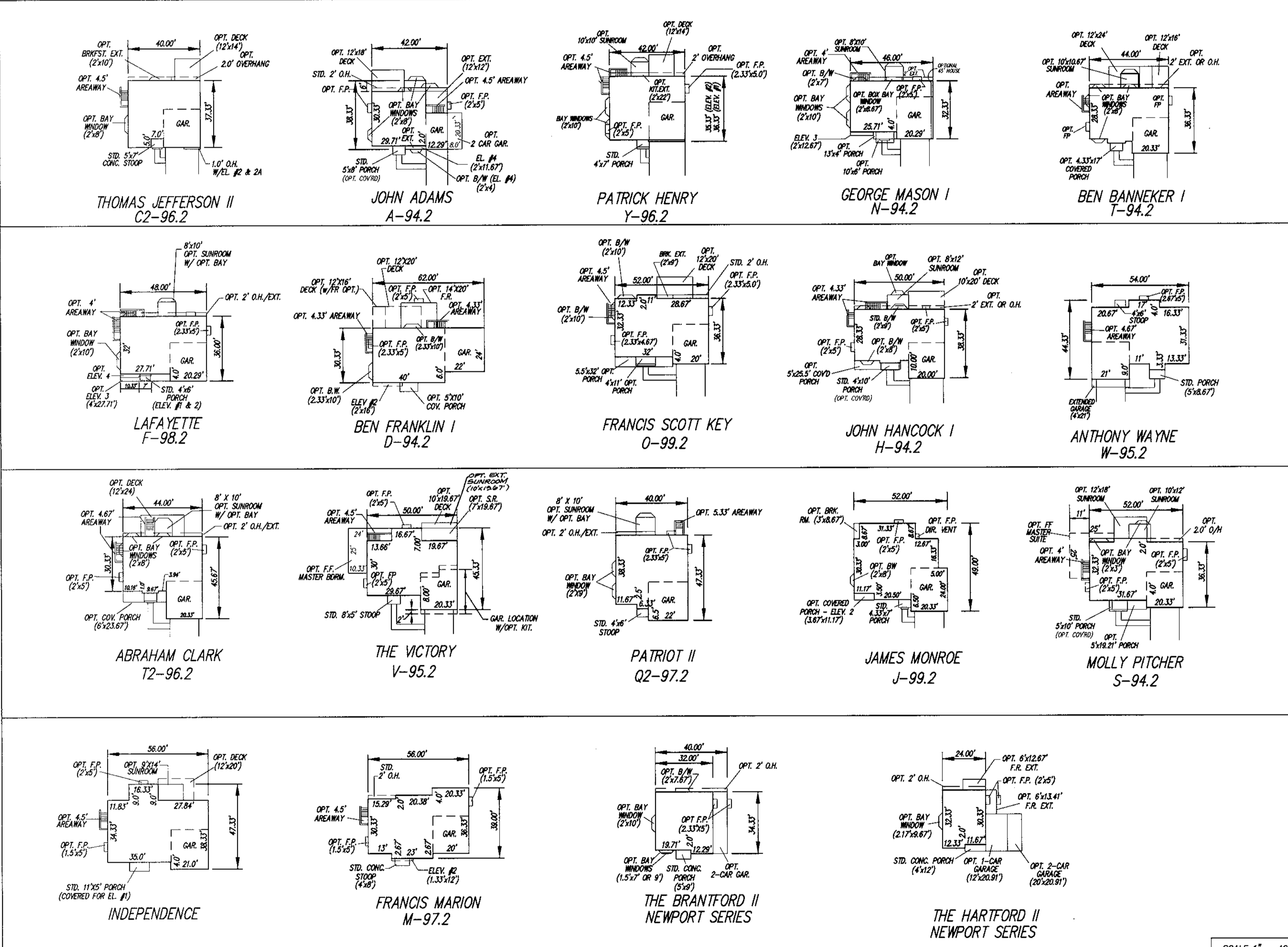


MEAN HEIGHT CHART

HOUSE TYPE	MEAN HEIGHT
Thomas Jefferson II	25'
George Mason I	24'
John Adams	24'
Ben. Franklin I	25'
Patrick Henry	25'
Francis Scott Key	25'
Ben. Banneker I	25'
John Hancock I	26'
Lafayette	25'
Anthony Wayne	25'
Abraham Clark	26'
Victory	25'
Patriot II	24'
James Monroe	27'
Molly Pitcher	26'
Independence	26'
Francis Marion	26'
Hartford II	23'
Brantford II	24'
NATHANIEL GREENE	24'
PHILLIS WHEATLEY	24'
JOHN RUTLEDGE	27'

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSIA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 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.
 - PROJECT BACKGROUND:
 - LOCATION: TAX MAP #43, GRID 5/8 SCARLET OAKS
 - ZONING: R-12
 - ELECTION DISTRICT: 1ST
 - BUILDABLE LOT AREA: 6.98± AC. (LOTS 1-31)
 - REC. REF.: PLAT NO. 13929 & 13930
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development
Date: 11/6/99

Chief, Development Engineering Division
Date: 11/10/99

BENCHMARK DESCRIPTIONS

STATION	DESCRIPTION	ELEVATION
STATION 43B2 (CONCRETE MONUMENT)	N. 551655.01 E. 1378176.94	ELEV.: 208.67
STATION 371A (CONCRETE MONUMENT)	N. 553315.16 E. 1379982.12	ELEV.: 195.73

STATION IS LOCATED IN MEDIUM ISLAND OF MARYLAND ROUTE 1, 450± NORTHEAST OF INTERSECTION WITH BROOKDALE ROAD

STATION IS LOCATED ON NORTHWEST SIDE OF MARYLAND ROUTE 1, 250± NORTHEAST OF ENTRANCE TO MEADOWRIDGE MEMORIAL PARK

OWNER/DEVELOPER
SCARLET OAKS, L.L.C.
3979 OLD COLUMBIA PIKE
COLUMBIA, MD. 21043
TELE: 410-750-1800

BUILDER/CONTRACT PURCHASER
PATRIOT HOMES
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD. 21044
PHONE: (410) 997-5522
ATTN: TERRY CONNELLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BIRTONSVILLE OFFICE PARK
BIRTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

1-3-2000 ADDED 3 NEW TEMPLATES (GREENE, WHEATLEY & RUTLEDGE), REV "GARAGE AREA" & "MEAN HT. CHART" & ADDED OPT. EXT. SR. TO VICTORY

DATE	REVISION	BY	APPR.
		HLJ	

PREPARED FOR:
PATRIOT HOMES
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD. 21044
PHONE: (410) 997-5522
ATTN: TERRY CONNELLY

COVER SHEET & HOUSE MODEL DETAILS

SCARLET OAKS
LOTS 1 THRU 31
PLAT NO'S. 13929 & 13930

ELECTION DISTRICT No. 1

SECTION	SCALE	ZONING	G. L. W. FILE NO.
SCARLET OAKS	AS SHOWN	R-12	99014
DATE	TAX MAP No.	SHEET	
8-05-99	43	1 OF 6	

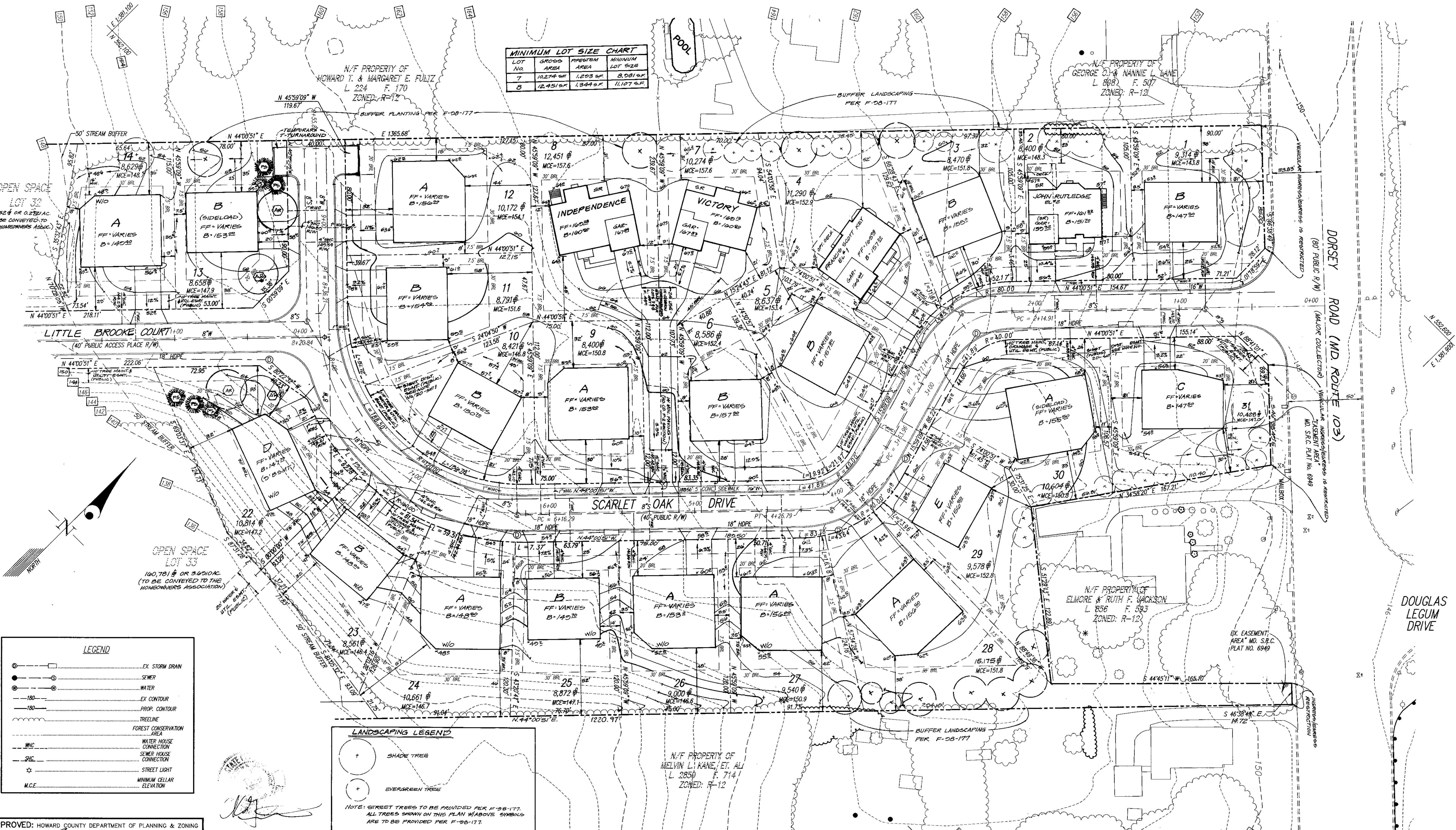
LOT NO.	GROSS AREA	PIEDESTAL AREA	MINIMUM LOT SIZE
7	10,274 SF	1,293 SF	8,981 SF
8	12,451 SF	1,844 SF	11,107 SF

N/E PROPERTY OF HOWARD T. & MARGARET E. FULZ
L. 224 F. 170
ZONED: R-12

N/E PROPERTY OF GEORGE C. & NANNIE L. KANE
L. 688 F. 507
ZONED: R-12

N/E PROPERTY OF HELEN L. KANE, ET AL
L. 285 F. 714
ZONED: R-12

N/E PROPERTY OF ELMORE & RUTH F. JACKSON
L. 856 F. 593
ZONED: R-12



LEGEND	
	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND	
	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN W/ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 11/5/99
 Date: 11/9/99
 Date: 10/26/99

OWNER/DEVELOPER
 SCARLET OAKS L.L.C.
 3075 OLD COLUMBIA PIKE
 ELLICOTT CITY, MD. 21043
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARRIS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 410-997-5522

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

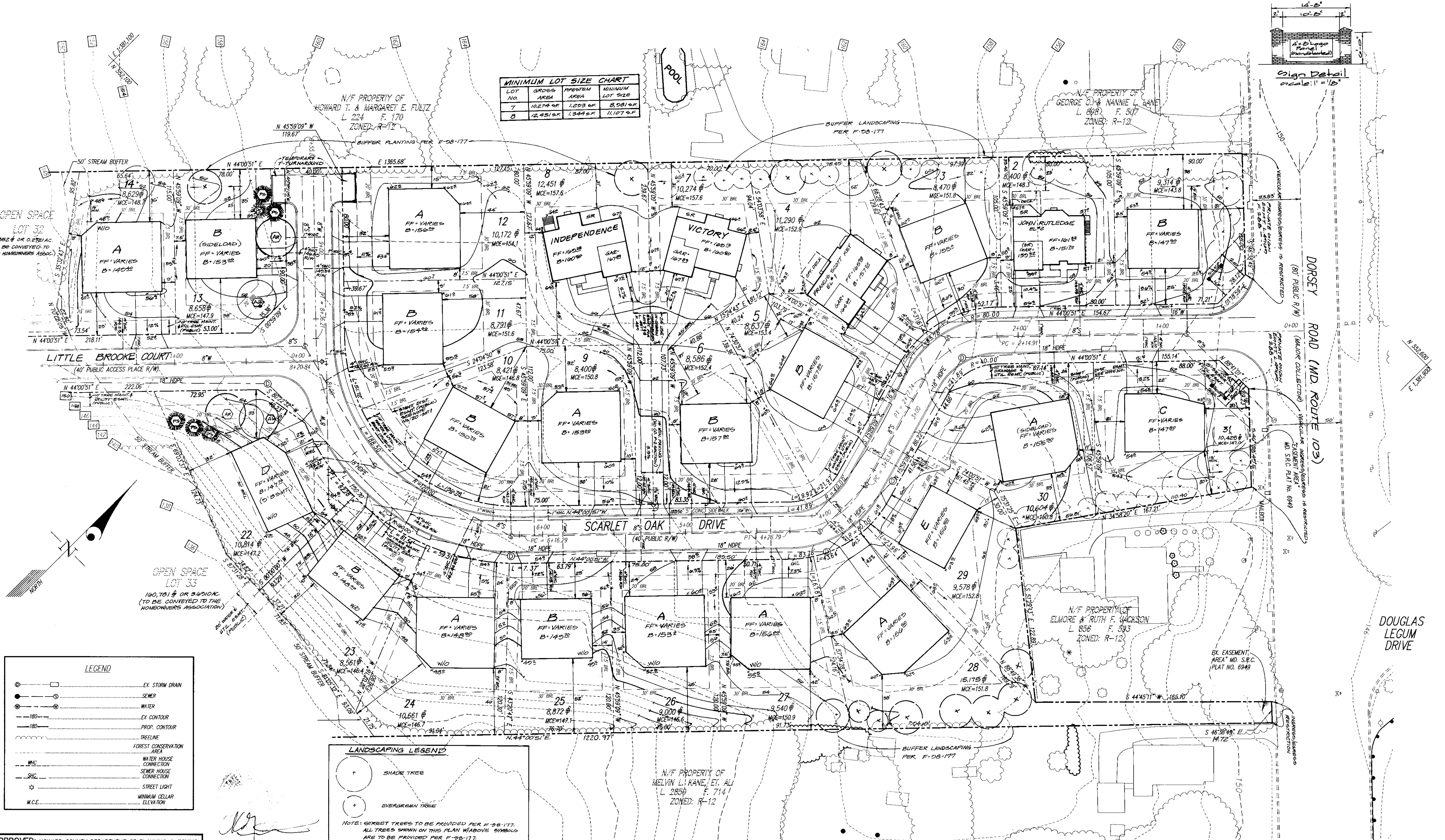
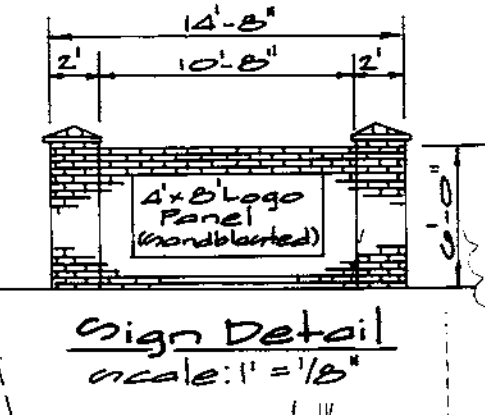
DATE	REVISION	BY	APP'R.
1-9-2000	RESITE LOT 2 & WALKWAY RUTLEDGE	HKJ	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARRIS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONNELLY

SITE DEVELOPMENT PLAN
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	2 OF 6

LOT NO.	GROSS AREA	PIECEWISE AREA	MINIMUM LOT SIZE
7	10,274 SF	1,203 SF	8,081 SF
8	12,451 SF	1,344 SF	11,107 SF



LEGEND	
	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND	
	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN WITHIN SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John S. Smith 11/5/99
Cristy Hamlett 11/4/99
Mike Williams 10/26/99

OWNER/DEVELOPER
 SCARLET OAKS LLC
 3970 OLD COLUMBIA PIKE
 ELICOTT CITY, MD. 21043
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 410-997-5522

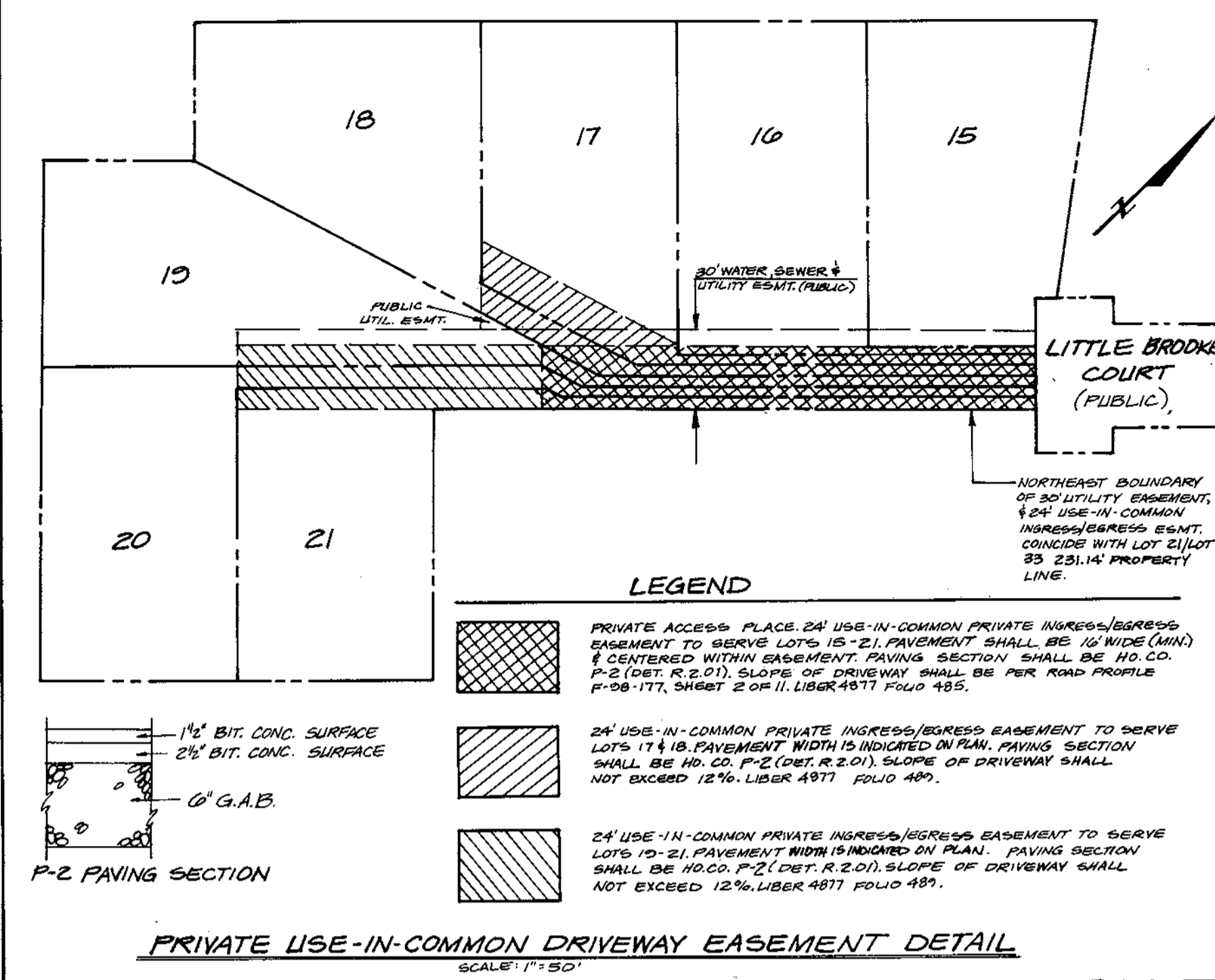
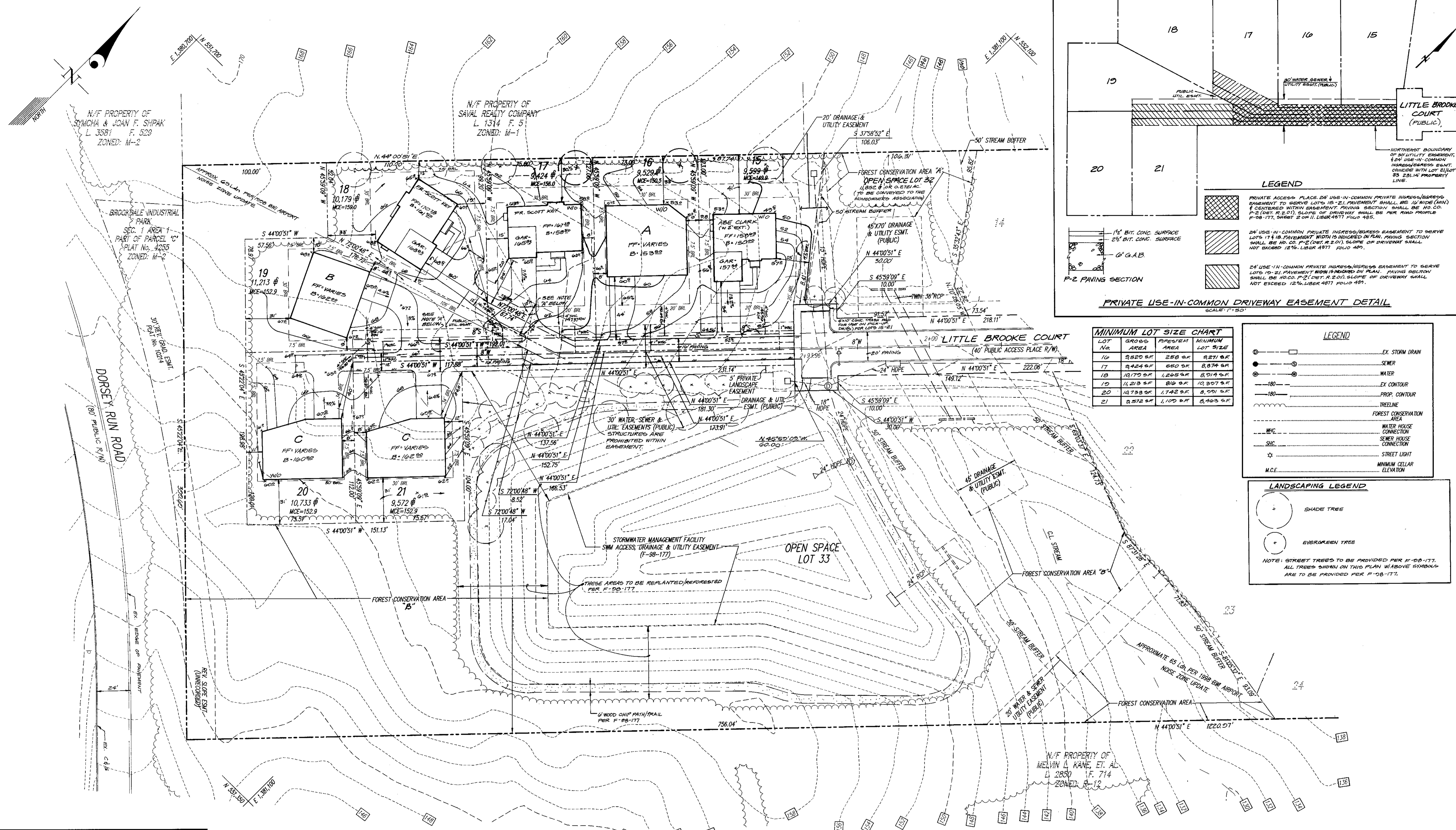
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
2-4-2000	ADD SIGN, SIGN EGMT. & SIGN DETAIL	WES	
1-3-2000	RESITE LOT 2 WITH RUTLEDGE	TKJ	

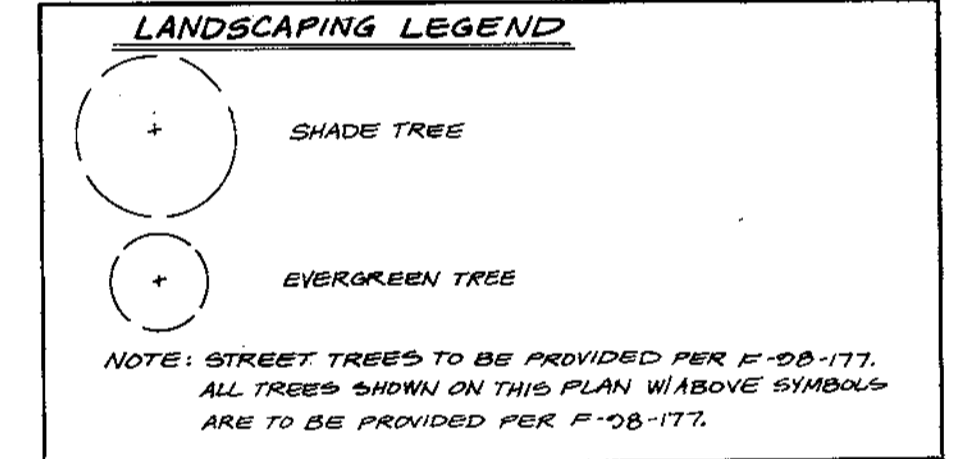
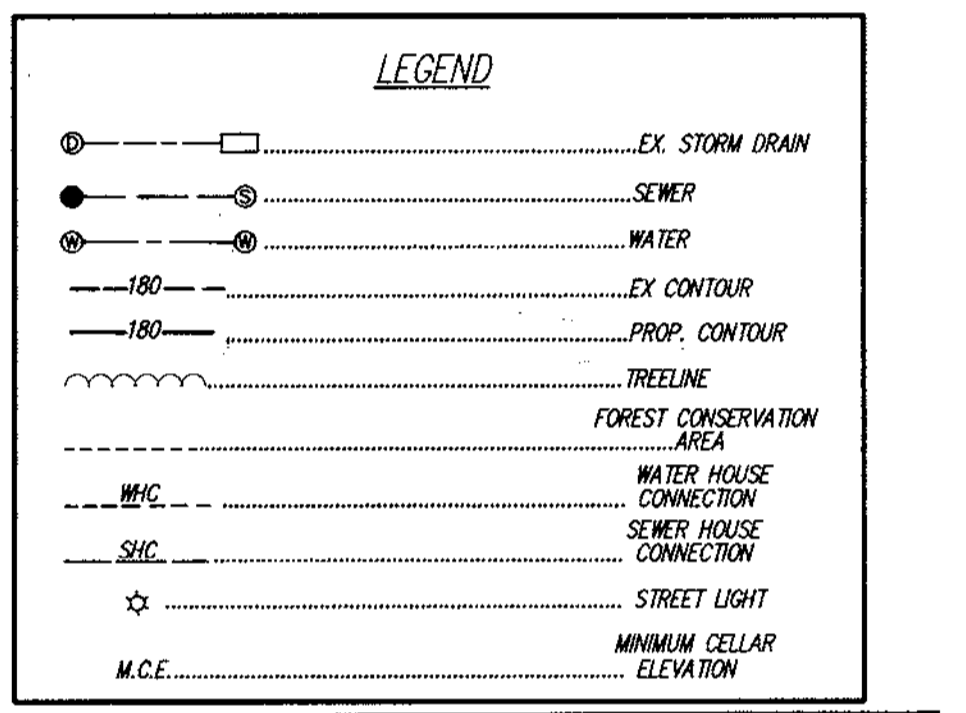
PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-00	43	2 OF 6



LOT No.	GROSS AREA	FUTURE AREA	MINIMUM LOT SIZE
16	9,520 SF	258 SF	9,271 SF
17	9,424 SF	650 SF	8,774 SF
18	10,770 SF	1,245 SF	9,525 SF
19	11,213 SF	810 SF	10,403 SF
20	10,733 SF	1,742 SF	8,991 SF
21	9,572 SF	1,100 SF	8,472 SF



NOTE 'A':
 24' USE-IN-COMMON INGRESS/EGRESS EASEMENT. SEE INSET ON THIS SHEET FOR MORE DETAIL.

OWNER/DEVELOPER
 SCARLET OAKS L.L.C.
 9979 OLD COLUMBIA PIKE
 BELLGOTT CITY, MD. 21043
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410-997-6522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 11/5/99
 Chief, Division of Land Development: *[Signature]* Date: 11/4/99
 Chief, Development Engineering Division: *[Signature]* Date: 10/20/99

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
7-30-00	SITED ABE CLARK ON LOT 15	HKJ	
7-30-00	RESITE LOTS 17&18	HKJ	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE: 1"=30'
 ZONING: R-12
 DATE: 8-05-99
 TAX MAP - GRID: 43
 SHEET: 3 OF 6

G. L. W. FILE No. 99014

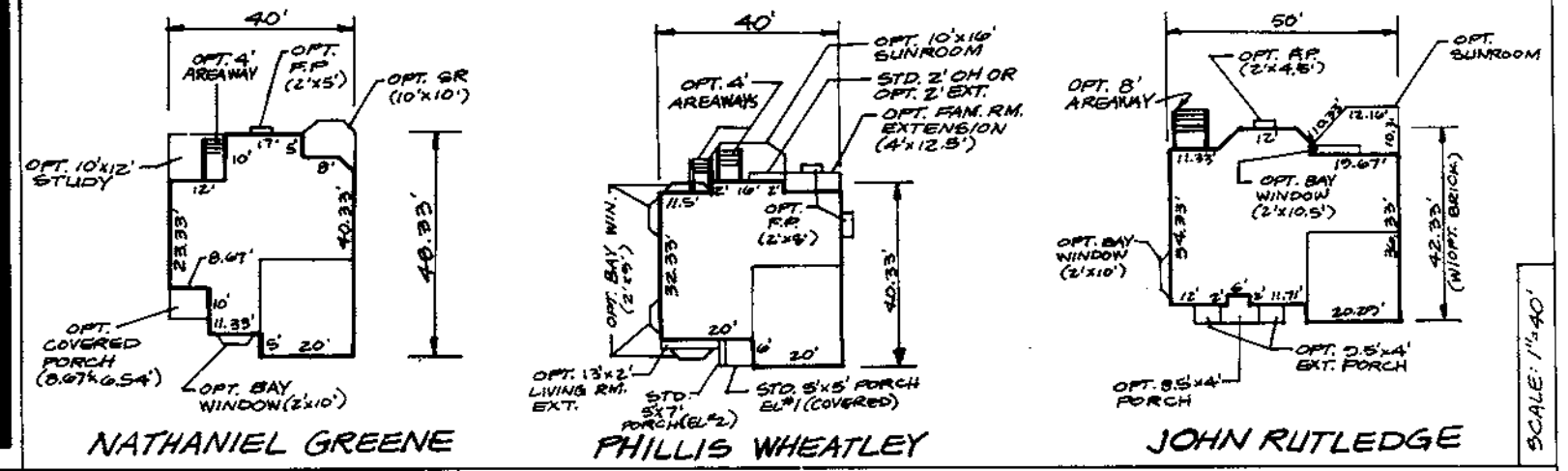
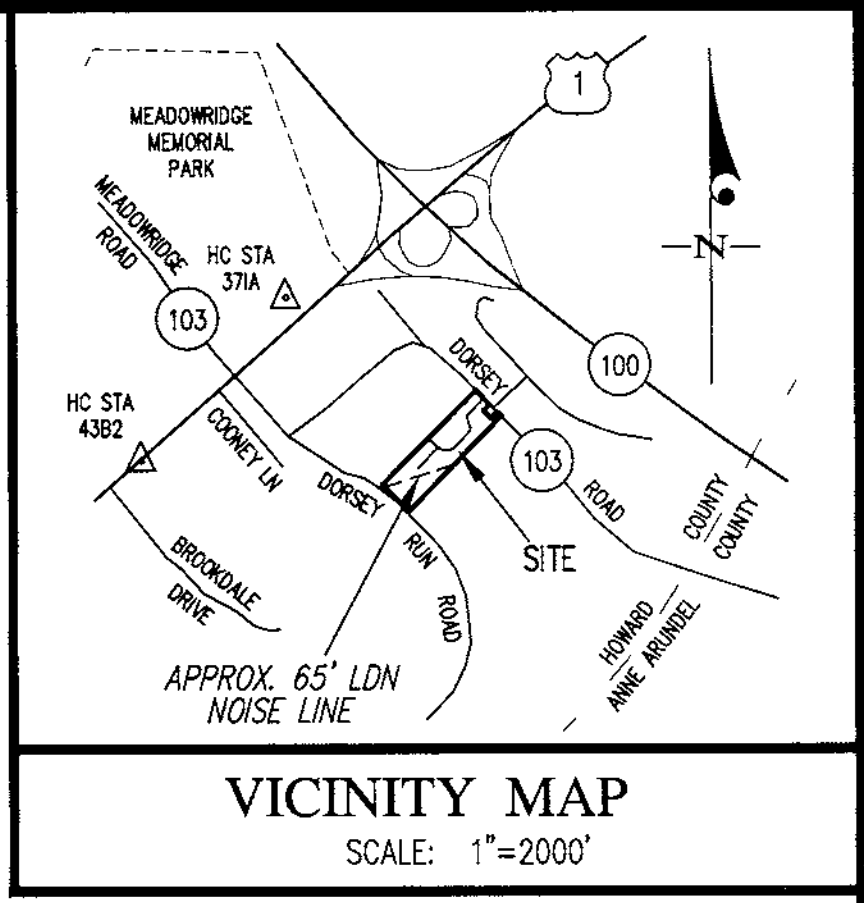
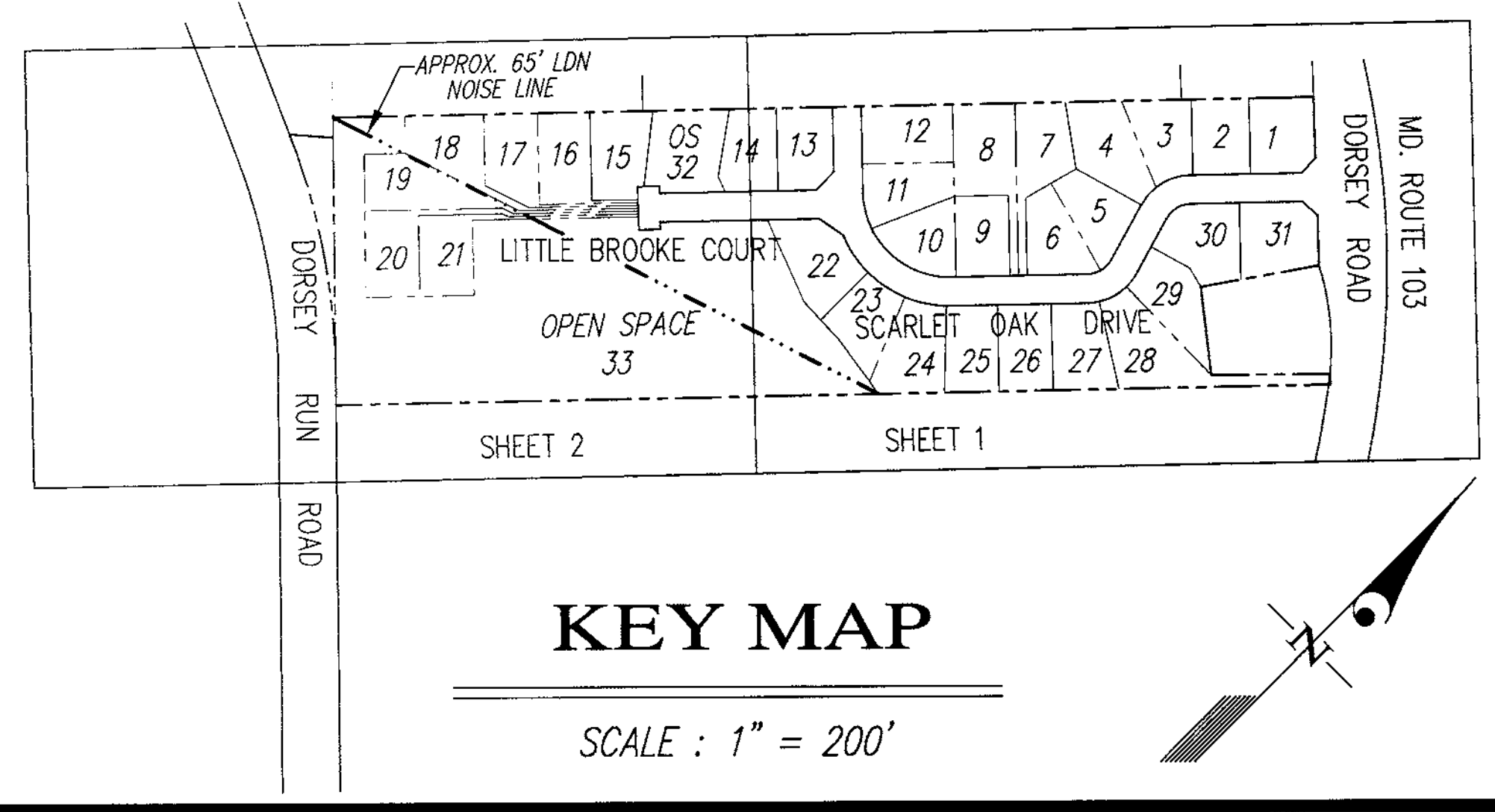
HOWARD COUNTY, MARYLAND

1ST ELECTION DISTRICT

SDP-99-141

SCARLET OAKS

SITE DEVELOPMENT PLAN



SHEET INDEX

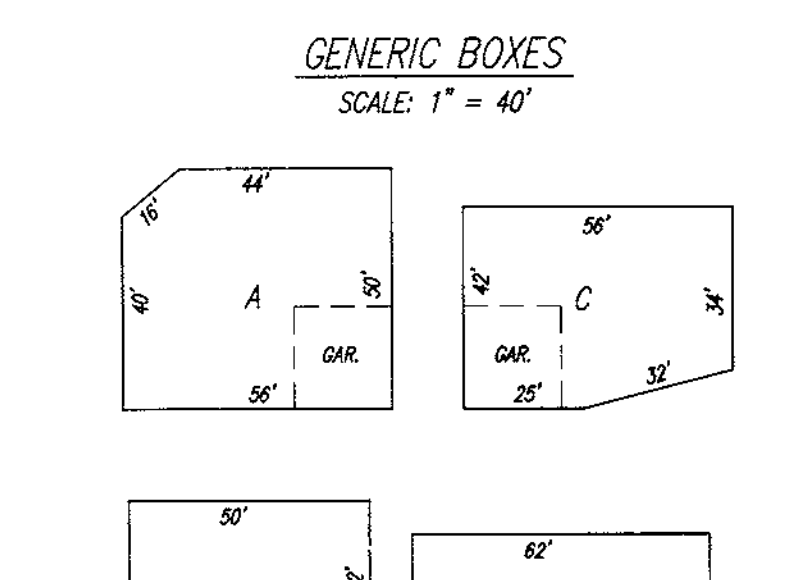
SHEET NO.	TITLE
1	COVER SHEET & HOUSE MODEL DETAILS
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT AND EROSION PLAN
5	LANDSCAPE PLAN AND SEDIMENT AND EROSION NOTES AND DETAILS
6	NOTES AND DETAILS

GENERIC BOX ANALYSIS

HOUSE TYPE	GENERIC BOX				
	A	B	C	D	E
NATHANIEL GREENE	Y	N	N	N	N
PHILLIS WHEATLEY	Y	Y	Y	N	N
JOHN RUTLEDGE	Y	Y	N	N	N
Thomas Jefferson II	Y	Y	Y	N	N
John Adams	Y	Y	Y	N	N
Ben. Franklin	N	N	N	Y	Y
Patrick Henry	Y	Y	N	N	Y
Francis Scott Key	Y	Y	N	N	Y
Ben Banneker	Y	Y	Y	N	Y
John Hancock I	Y	Y	Y	N	N
Lafayette	Y	Y	Y	N	Y
Anthony Wayne	Y	N	N	N	N
Abraham Clark	Y	N	N	N	N
Victory	Y	N	N	N	N
Patriot II	Y	N	N	N	N
James Monroe	Y	N	N	N	N
Molly Pitcher	Y	N	N	N	N
Independence	Y	N	N	N	N
Francis Marion	Y	N	N	N	N
Hartford II	Y	Y	Y	Y	Y
Brantford II	Y	Y	Y	Y	Y

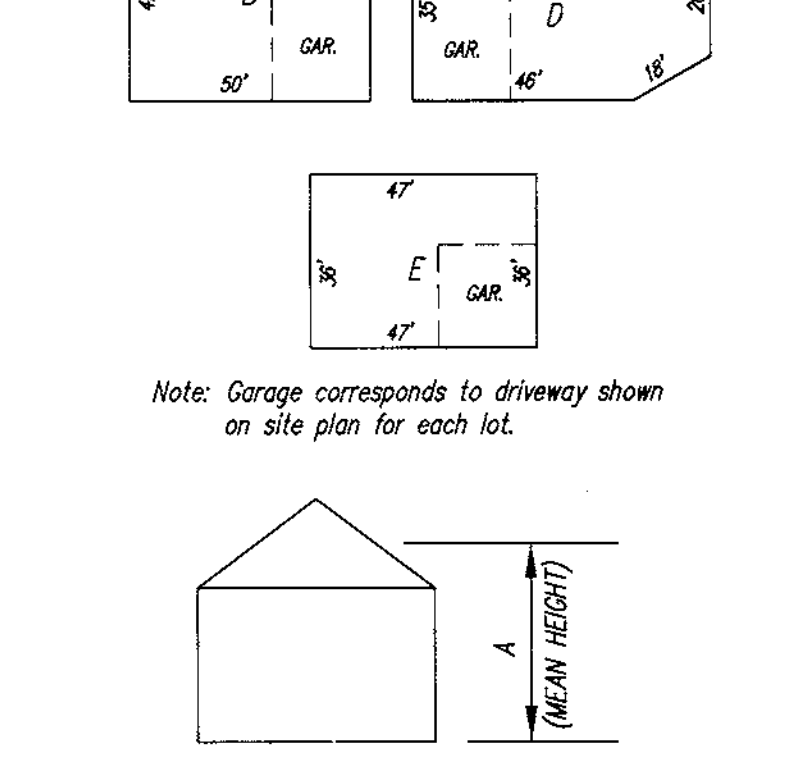
- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM PHOTOGRAMMETRIC DATA SERVICES, INC. ON 4-26-97 AND MASS GRADING INFORMATION FROM F-98-177.
- COORDINATES ARE BASED ON MD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. NOS. 371A AND 4382.
- PUBLIC WATER AND SEWER IS TO BE UTILIZED (PATAPSCO DRAINAGE AREA). CONTRACT NOS. 14-3744-D.
- STORMWATER MANAGEMENT IS PROVIDED BY A PUBLIC FACILITY UNDER F-98-177.
- ALL STORM DRAINS SHOWN ARE PUBLIC.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-98-177 AND CONTRACT NO. 14-3744 AND #24 BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- OTHER HOWARD COUNTY FILES RELATED TO THIS SITE: 55-97-05, F-98-18, F-98-177.
- FOREST CONSERVATION EASEMENT FOR THIS SITE IS PROVIDED UNDER F-98-177. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT NO. 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE REQUIRED RECREATION OPEN SPACE OF 6,200 SQ. FT. (200 SQ. FT./AC) IS PROVIDED AS PASSIVE RECREATION AS PART OF THE OPEN SPACE UNDER F-98-177.
- THE 65LN NOISE LINE SHOWN HEREON REPRESENTS THE ADOPTED 1988 B.M. AIRPORT NOISE ZONE WHICH AFFECTED A PORTION OF THIS SUBDIVISION. LOTS 19 THROUGH 21 WERE GRANTED A VARIANCE FROM THE BOARD OF AIRPORT ZONING APPEALS ("BZA") BY MEMORANDUM & ORDER DATED 10/25/98 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN L4601 F. 299-513. RESIDENTIAL CONSTRUCTION ON LOTS 19-21 IS SUBJECT TO THE CONDITIONS STATED IN SAID MEMORANDUM & ORDER AND AVIGATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBERT 4601 AT FOLIO 316-322.
- FOR DRIVEWAY APRON, SEE HOWARD COUNTY STANDARD DETAIL NO. R-6.03 AND R-6.05.
- PLANTING AND STRUCTURES ARE PROHIBITED WITHIN THE SIGHT DISTANCE EASEMENTS ON LOTS 8-11 AND 30-31.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAP AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (200,000 LB.);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- SOME OF THE FOREST PLANTING OBLIGATIONS INCURRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MET BY OFF-SITE PLANTING. SUCH PLANTING (2.34 AC. TOTAL) SHALL BE DONE ON THE FOLLOWING PARCELS (T.M. 7, P. 217, LOT 1, PLAT NO. 1014 AND T.M. 21, P. 2, L. 4346, F. 651) AND EASEMENTS ESTABLISHING SUCH FOREST PLANTING AREAS AND ALL NECESSARY RESTRICTIONS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS FINAL PLAN.
 - OFF-SITE FOREST CONSERVATION EASEMENTS TOTALING 2.34 ACRES HAVE BEEN CREATED TO FULFILL THE FOREST CONSERVATION OBLIGATIONS CREATED BY THIS SUBDIVISION. SUCH OFF-SITE PLANTINGS WERE AUTHORIZED BY THE APPROVED FOREST CONSERVATION PLAN FOR F-98-177. THE EASEMENTS CREATED BY THIS APPROVAL SHALL BE PLANTED AND MAINTAINED IN ACCORD WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.2000 OF THE COUNTY CODE AND THE DEED OF EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY.
 - OFF-SITE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED FOR THIS SUBDIVISION AT THE PROPERTY OF:
 - JUDITH A. GANGRAND (SEE PLAT NO. F-98-177-1) AND (SEE PLAT NO. F-98-177-2)
 - E. ALEXANDER ADAMS & BETTY SMITH ADAMS (SEE PLAT NO. F-98-177-2)
 - OFF-SITE FOREST CONSERVATION EASEMENT PLANTS FOR THE GANGRAND PROPERTY AND ADAMS PROPERTY ARE NOT REQUIRED SINCE THE PRELIMINARY PLAN WAS APPROVED PRIOR TO THE ADOPTION OF FOREST CONSERVATION LEGISLATION REQUIRING EASEMENT PLANTS.

- SITE ANALYSIS**
- GENERAL SITE DATA
 - PRESENT ZONING: R-12
 - PROPOSED USED FOR SITE AND STRUCTURE: SINGLE FAMILY DETACHED
 - AREA TABULATION
 - SITE AREA: 6.98± AC FOR 31 BUILDABLE LOTS
 - AREA OF PLAN SUBMISSION: 6.98± AC
 - LIMIT OF DISTURBANCE: 6.4± AC

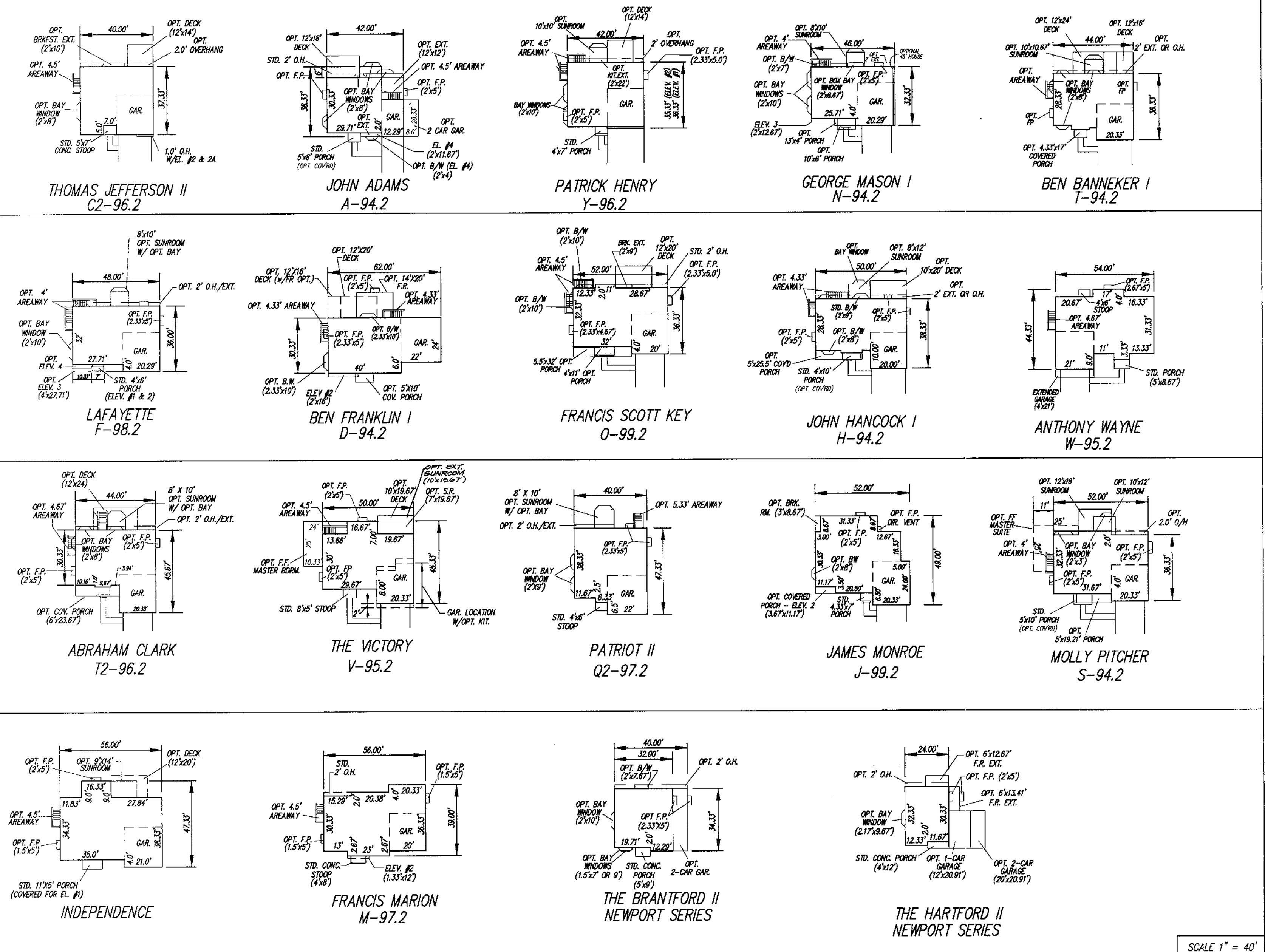


ADDRESS CHART

LOT #	STREET ADDRESS
1	6900 SCARLET OAK DRIVE
2	6904 SCARLET OAK DRIVE
3	6908 SCARLET OAK DRIVE
4	6912 SCARLET OAK DRIVE
5	6916 SCARLET OAK DRIVE
6	6920 SCARLET OAK DRIVE
7	6924 SCARLET OAK DRIVE
8	6928 SCARLET OAK DRIVE
9	6932 SCARLET OAK DRIVE
10	6936 SCARLET OAK DRIVE
11	6940 SCARLET OAK DRIVE
12	6944 SCARLET OAK DRIVE
13	6948 SCARLET OAK DRIVE OR LITTLE BROOKE COURT
14	6904 LITTLE BROOKE COURT
15	6908 LITTLE BROOKE COURT
16	6912 LITTLE BROOKE COURT
17	6916 LITTLE BROOKE COURT
18	6920 LITTLE BROOKE COURT
19	6924 LITTLE BROOKE COURT
20	6928 LITTLE BROOKE COURT
21	6932 LITTLE BROOKE COURT OR LITTLE BROOKE COURT
22	6937 SCARLET OAK DRIVE
23	6933 SCARLET OAK DRIVE
24	6929 SCARLET OAK DRIVE
25	6925 SCARLET OAK DRIVE
26	6921 SCARLET OAK DRIVE
27	6917 SCARLET OAK DRIVE
28	6913 SCARLET OAK DRIVE
29	6909 SCARLET OAK DRIVE
30	6905 SCARLET OAK DRIVE
31	6901 SCARLET OAK DRIVE



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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Date: 11/5/99
Date: 11/4/99
Date: 10/20/99

BENCHMARK DESCRIPTIONS

STATION	DESCRIPTION	ELEVATION
STATION 4382 (CONCRETE MONUMENT)	N. 551655.01 E. 1379176.94	208.67
STATION 371A (CONCRETE MONUMENT)	N. 553315.16 E. 1379982.12	195.73

STATION IS LOCATED IN MEDIUM ISLAND OF MARYLAND ROUTE 1, 450± NORTHEAST OF INTERSECTION WITH BROOKDALE ROAD

STATION IS LOCATED ON NORTHEAST SIDE OF MARYLAND ROUTE 1, 250± NORTHEAST OF ENTRANCE TO MEADOWRIDGE MEMORIAL PARK

OWNER/DEVELOPER
SCARLET OAKS, L.L.C.
3979 OLD COLUMBIA PIKE
ELLCOTT CITY, MD 21043
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3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20885
TEL: 301-421-4024 FAX: 301-421-4196

REVISION

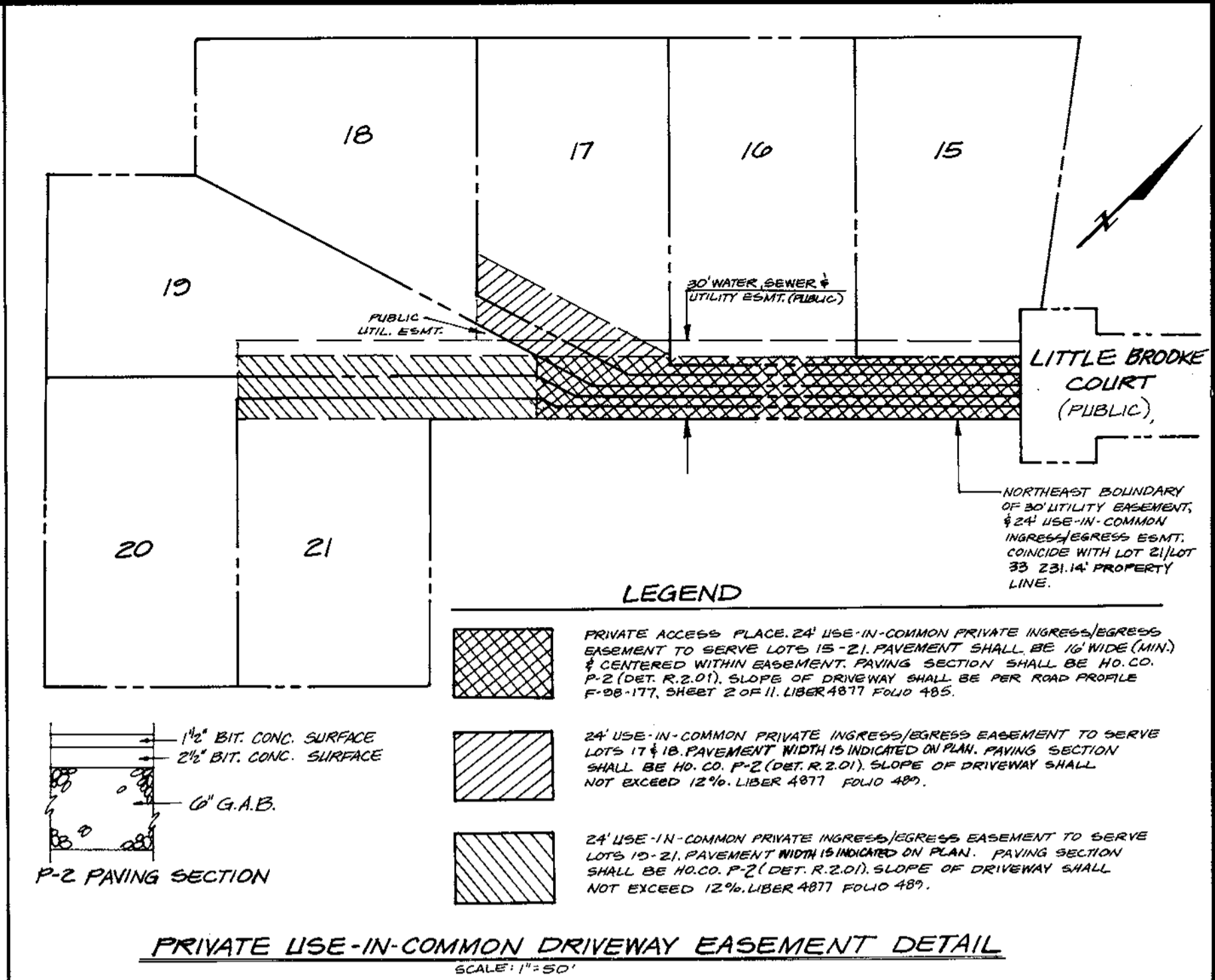
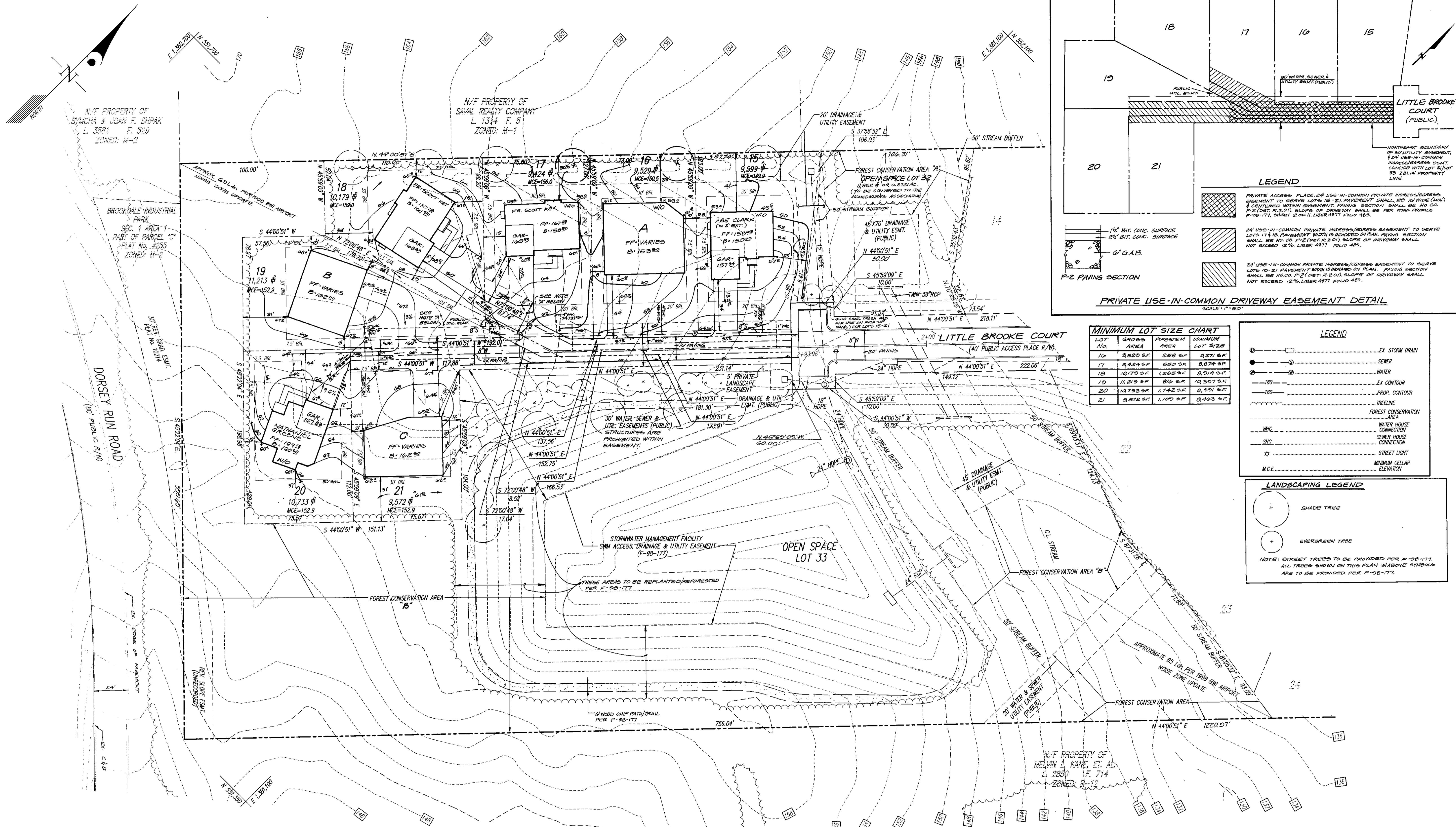
DATE	REVISION	BY	APP'R.
11-20-2000	ADDED 8' OPT. AREAWAY TO JOHN RUTLEDGE & ADDED NOTE @ BOTTOM OF GEN BOX ANALYSIS	H.K.J.	
11-19-2000	ADDED OPT AREAWAY TO FRANCIS SCOTT KEY	D.C.	
1-3-2000	ADDED 3 NEW TEMPLATES (GREENE, WHEATLEY & RUTLEDGE), REV. GEN BOX ANALYSIS, & MEAN HT CHART & ADDED OPT EXT SR TO VICTORY	H.K.J.	

PREPARED FOR:
PATRIOT HOMES
5485 HARRPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
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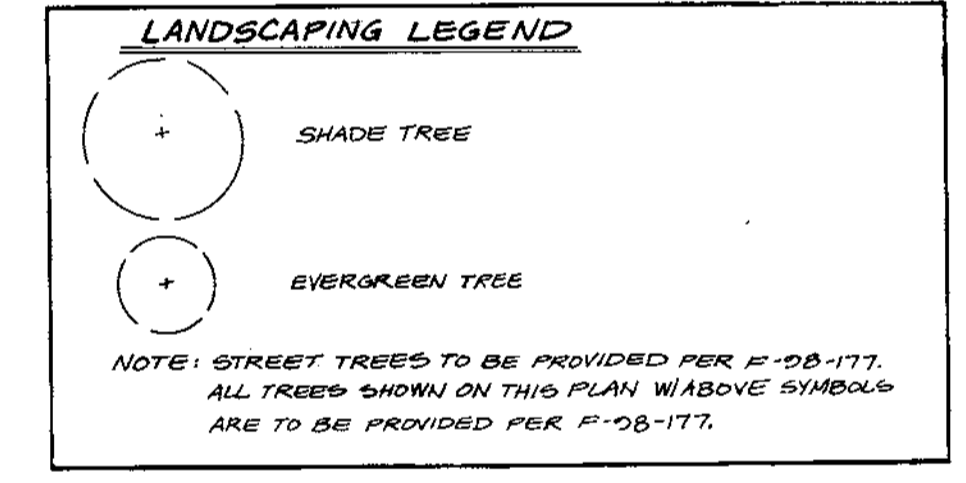
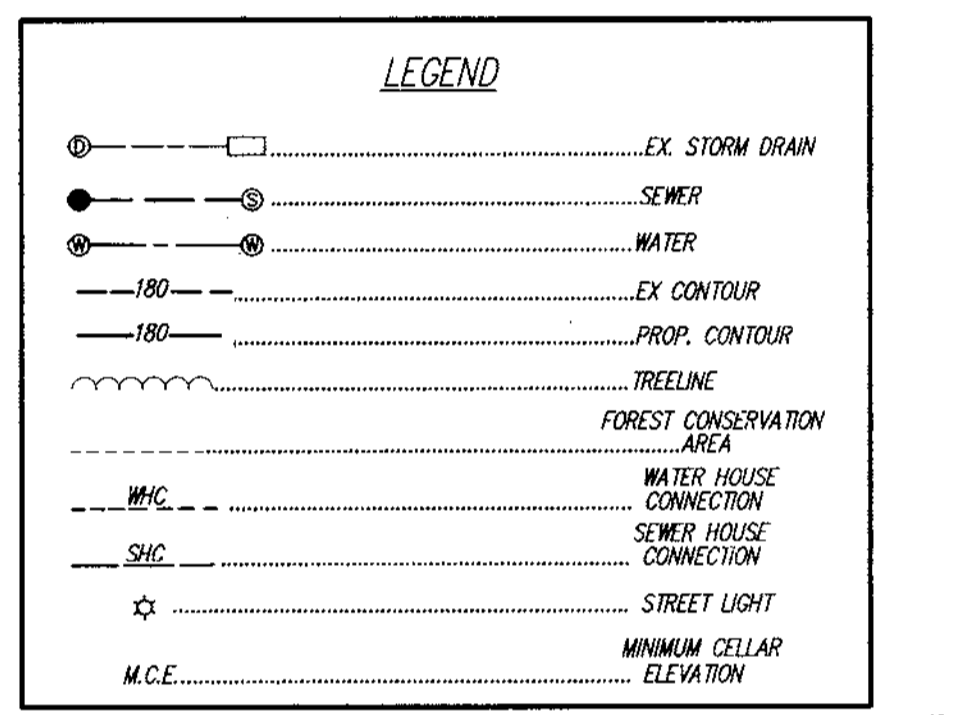
COVER SHEET & HOUSE MODEL DETAILS
SCARLET OAKS
LOTS 1 THRU 31
PLAT NO'S. 13929 & 13930
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

SECTION NAME	SECTION	LOT/PARCEL
SCARLET OAKS	5/6	1-31
PLAT #	13929/13930	5 & 6
TAX MAP	R-12	43
ELEC. DIST.		6012
SECTION CODE	5/6	232000

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-12	99014
DATE	TAX MAP NO.	SHEET
8-05-99	43	1 OF 6



LOT No.	GROSS AREA	PIECEMEAL AREA	MINIMUM LOT SIZE
16	9,820 SF	258 SF	2,271 SF
17	9,424 SF	650 SF	8,874 SF
18	10,170 SF	1,268 SF	8,902 SF
19	11,213 SF	810 SF	10,403 SF
20	10,733 SF	1,742 SF	8,991 SF
21	9,572 SF	1,100 SF	8,472 SF



NOTE 'A':
 24' USE-IN-COMMON INGRESS/EGRESS EASEMENT. SEE INSET ON THIS SHEET FOR MORE DETAIL.

OWNER/DEVELOPER
 SCARLET OAKS L.L.C.
 3979 OLD COLUMBIA PIKE
 ELLICOTT CITY, MD 21043
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410-997-6622

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John St. John 11/5/99
 Director Date

Cindy Kharite 11/4/99
 Chief, Division of Development Date

John Dammann 10/20/99
 Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
12-7-2000	SITED NATHANIEL GREENE ON LOT 20	B.C.	
2-8-00	SITED ABE CLARK ON LOT 15	HKJ	
7-30-00	RESITE LOTS 17&18	HKJ	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONELLY

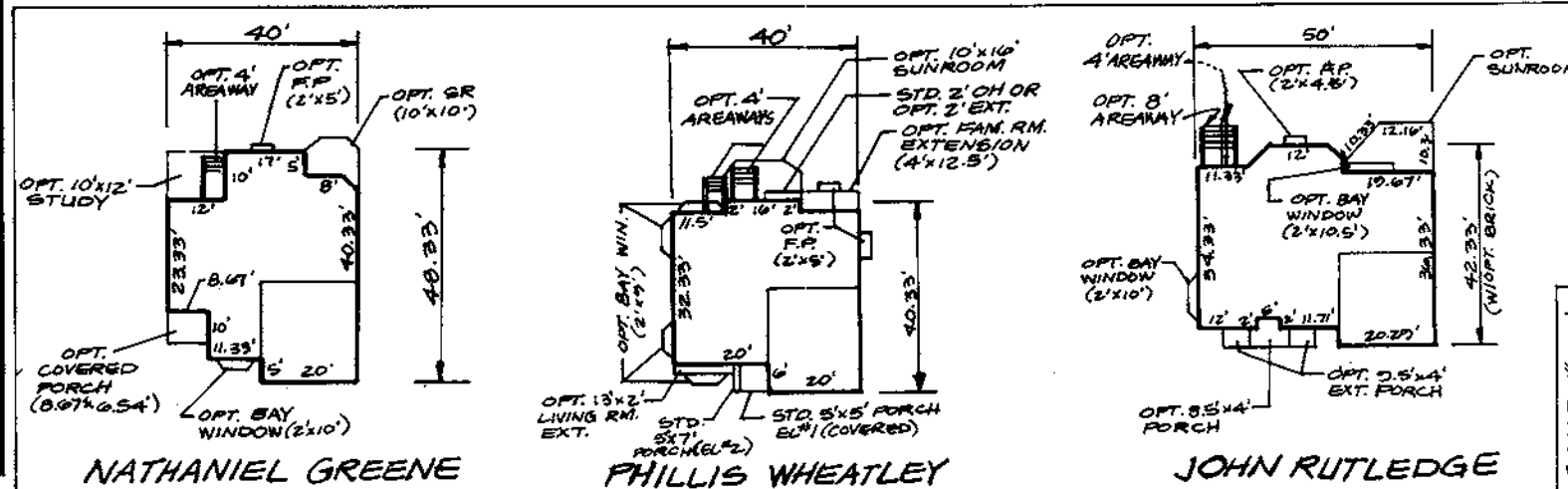
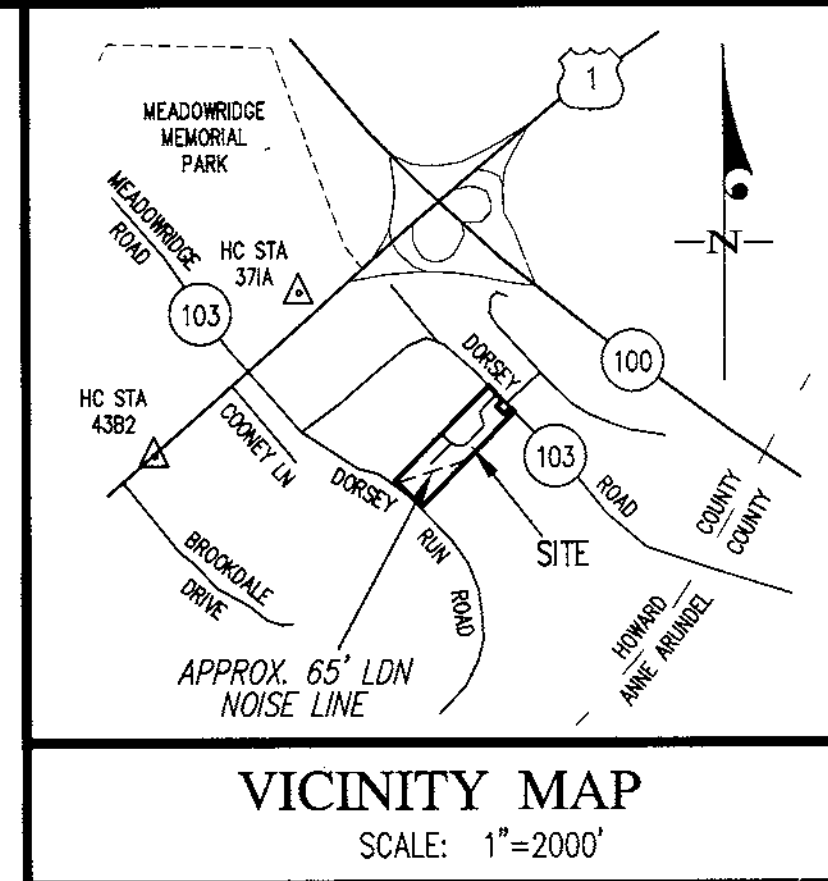
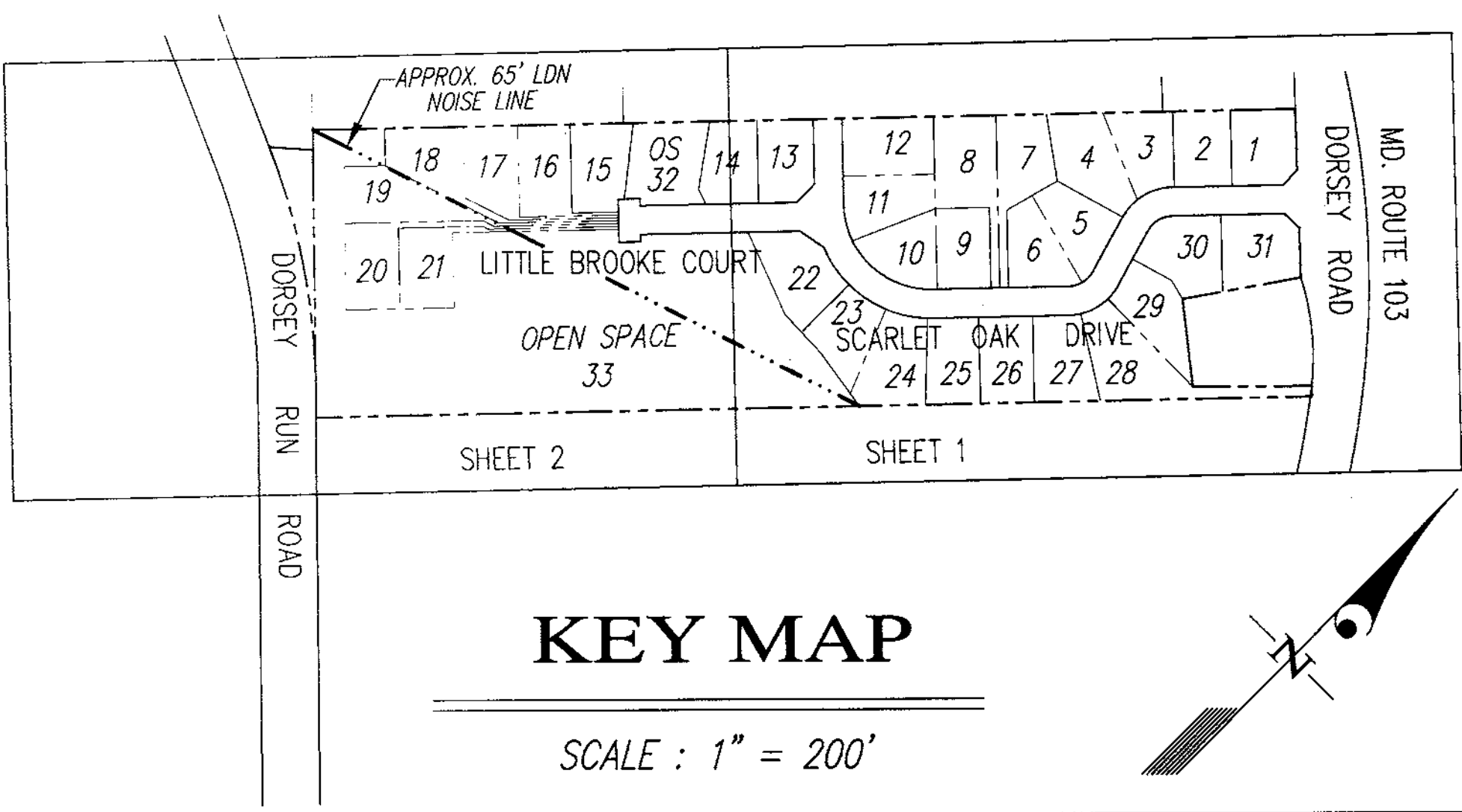
SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930
 1ST ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	3 OF 6

SDP-99-141

SCARLET OAKS

SITE DEVELOPMENT PLAN



SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET & HOUSE MODEL DETAILS
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION PLAN
4	LANDSCAPE PLAN AND SEDIMENT AND EROSION NOTES AND DETAILS
5	
6	

GENERIC BOX ANALYSIS

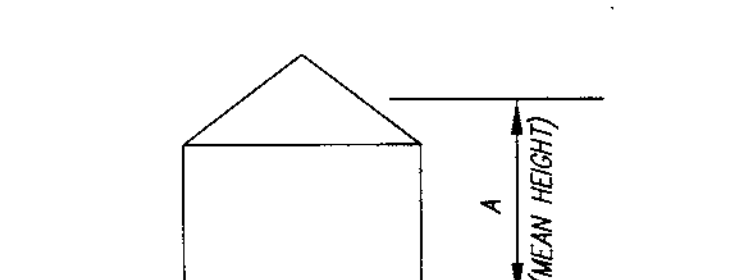
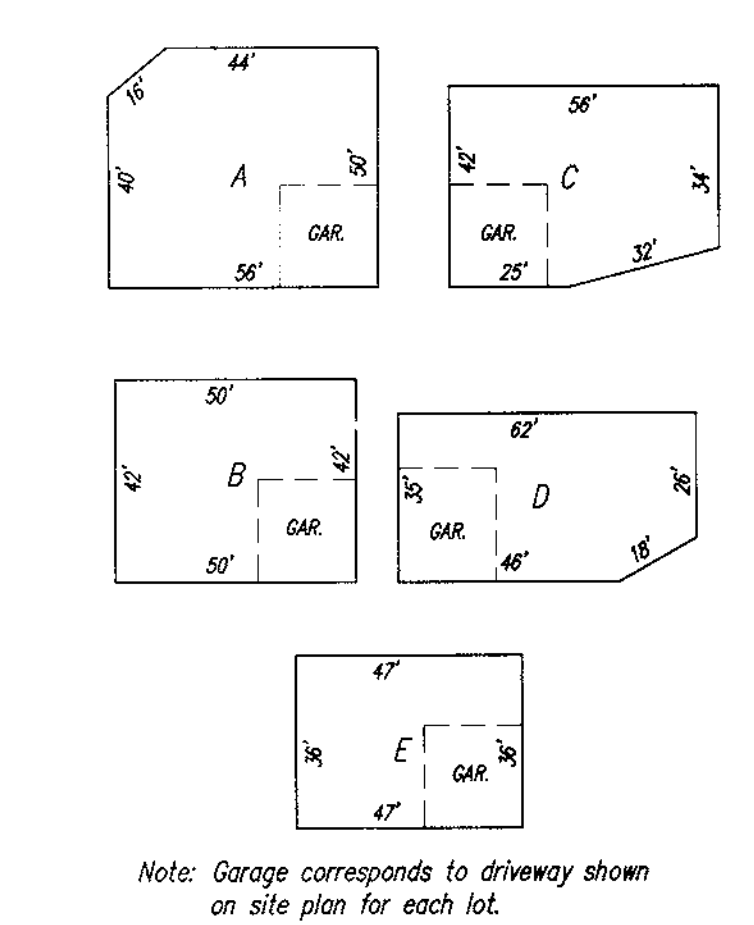
HOUSE TYPE	GENERIC BOX				
	A	B	C	D	E
NATHANIEL GREENE	Y	N	N	N	N
PHILLIS WHEATLEY	Y	Y	Y	N	N
JOHN RUTLEDGE	Y*	Y*	N	N	N
Thomas Jefferson II	Y	Y	Y	N	N
George Mason I	Y	Y	Y	Y	Y
John Adams	Y	Y	Y	N	N
Ben. Franklin	N	N	Y	N	N
Patrick Henry	Y	Y	Y	N	Y
Francis Scott Key	Y	Y	N	N	N
Ben. Banneker	Y	Y	Y	N	Y
John Hancock I	Y	Y	Y	N	N
Lafayette	Y	Y	Y	N	Y
Anthony Wayne	Y	N	N	N	N
Abraham Clark	Y	N	N	N	N
Victory	Y	N	N	N	N
Patriot II	Y	N	N	N	N
James Monroe	Y	N	N	N	N
Molly Pitcher	Y	N	Y	N	N
Independence	Y	N	N	N	N
Francis Marion	Y	N	N	N	N
Hartford II	Y	Y	Y	Y	Y
Brantford II	Y	Y	Y	Y	Y

- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM PHOTOGRAMMETRIC DATA SERVICES, INC. ON 4-26-97 AND MASS GRADING INFORMATION FROM F-98-177.
- COORDINATES ARE BASED ON HAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. NOS. 37A AND 43B2.
- PUBLIC WATER AND SEWER IS TO BE UTILIZED (PATAPSCO DRAINAGE AREA) CONTRACT NOS. 14-3744-D.
- STORMWATER MANAGEMENT IS PROVIDED BY A PUBLIC FACILITY UNDER F-98-177.
- ALL STORM DRAINS SHOWN ARE PUBLIC.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-98-177 AND CONTRACT NO. 14-3744A AND #24 BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY USING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- OTHER HOWARD COUNTY FILES RELATED TO THIS SITE: S-97-05, P-98-19, F-98-177.
- FOREST CONSERVATION FOR THIS SITE IS PROVIDED UNDER F-98-177. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12000 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT, NO 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE ANCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE REQUIRED RECREATION OPEN SPACE OF 6,200 SQ. FT. (200 SQ. FT./AC) IS PROVIDED AS PASSIVE RECREATION AS PART OF THE OPEN SPACE UNDER F-98-177.
- THE 65DBA NOISE LINE SHOWN HEREIN REPRESENTS THE ADOPTED 1998 BW AIRPORT NOISE ZONE WHICH AFFECTED A PORTION OF THIS SUBDIVISION. LOTS 19 THROUGH 21 WERE GRANTED A VARIANCE FROM THE BOARD OF AIRPORT ZONING APPEALS (BAZA) BY MEMORANDUM & ORDER DATED 10-2-98 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN L.4801 F. 299-313. RESIDENTIAL CONSTRUCTION ON LOTS 19-21 IS SUBJECT TO THE CONDITIONS STATED IN SAID MEMORANDUM & ORDER AND AVIGATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4601 AT FOLIO 316-322.
- FOR DRIVEWAY APRON, SEE HOWARD COUNTY STANDARD DETAIL NO. R-8-03 AND R-6-05.
- PLANTING AND STRUCTURES ARE PROHIBITED WITHIN THE SIGHT DISTANCE EASEMENTS ON LOTS 9-11 AND 30-31.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 3/8" MINIMUM OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (W25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- SOME OF THE FOREST PLANTING OBLIGATIONS INCURRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MET BY OFF-SITE PLANTING. SUCH PLANTING (2.34 AC. 100%) SHALL BE DONE ON THE FOLLOWING PARCELS (E.M. F. P. 217, LOT 1, PLAT NO. 10447 AND E.M. F. P. 2, L. 4346 F. 651) AND EASEMENTS ESTABLISHING SUCH FOREST PLANTING AREAS AND ALL NECESSARY RESTRICTIONS SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS TRAIL PLAN. OFF-SITE FOREST CONSERVATION EASEMENTS TOTALING 2.34 ACRES HAVE BEEN CREATED TO FULFILL THE FOREST CONSERVATION OBLIGATIONS CREATED BY THIS SUBDIVISION. SUCH OFF-SITE PLANTINGS WERE AUTHORIZED BY THE APPROVED FOREST CONSERVATION PLAN FOR F-98-177. THE EASEMENTS CREATED BY THIS APPROVAL SHALL BE PLANTED AND MAINTAINED IN ACCORD WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.2000 OF THE COUNTY CODE, AND THE DEED OF EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY. OFF-SITE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED FOR THIS SUBDIVISION AT THE PROPERTY OF:
 - JUDITH A. GANORANDI (SEE PLAT NO. F-98-177-1) AND (2) E. ALEXANDER ADAMS & BETTY SMITH ADAMS (SEE PLAT NO. F-98-177-2).

SITE ANALYSIS

- GENERAL SITE DATA
 - PRESENT ZONING: R-12
 - PROPOSED USE FOR SITE AND STRUCTURE: SINGLE FAMILY DETACHED
- AREA TABULATION
 - SITE AREA: 6.98± AC FOR 31 BUILDABLE LOTS
 - AREA OF PLAN SUBMISSION: 6.98± AC.
 - LIMIT OF DISTURBANCE: 6.4± AC.

GENERIC BOXES
SCALE: 1" = 40'



MEAN HEIGHT CHART

HOUSE TYPE	MEAN HEIGHT
Thomas Jefferson II	24'
George Mason I	24'
John Adams	24'
Ben. Franklin I	25'
Patrick Henry	25'
Francis Scott Key	25'
Ben Banneker I	25'
John Hancock I	26'
Lafayette	26'
Anthony Wayne	26'
Abraham Clark	26'
Victory	26'
Patriot II	24'
James Monroe	27'
Molly Pitcher	26'
Independence	26'
Francis Marion	26'
Hartford II	23'
Brantford II	24'
NATHANIEL GREENE	24'
PHILLIS WHEATLEY	24'
JOHN RUTLEDGE	27'

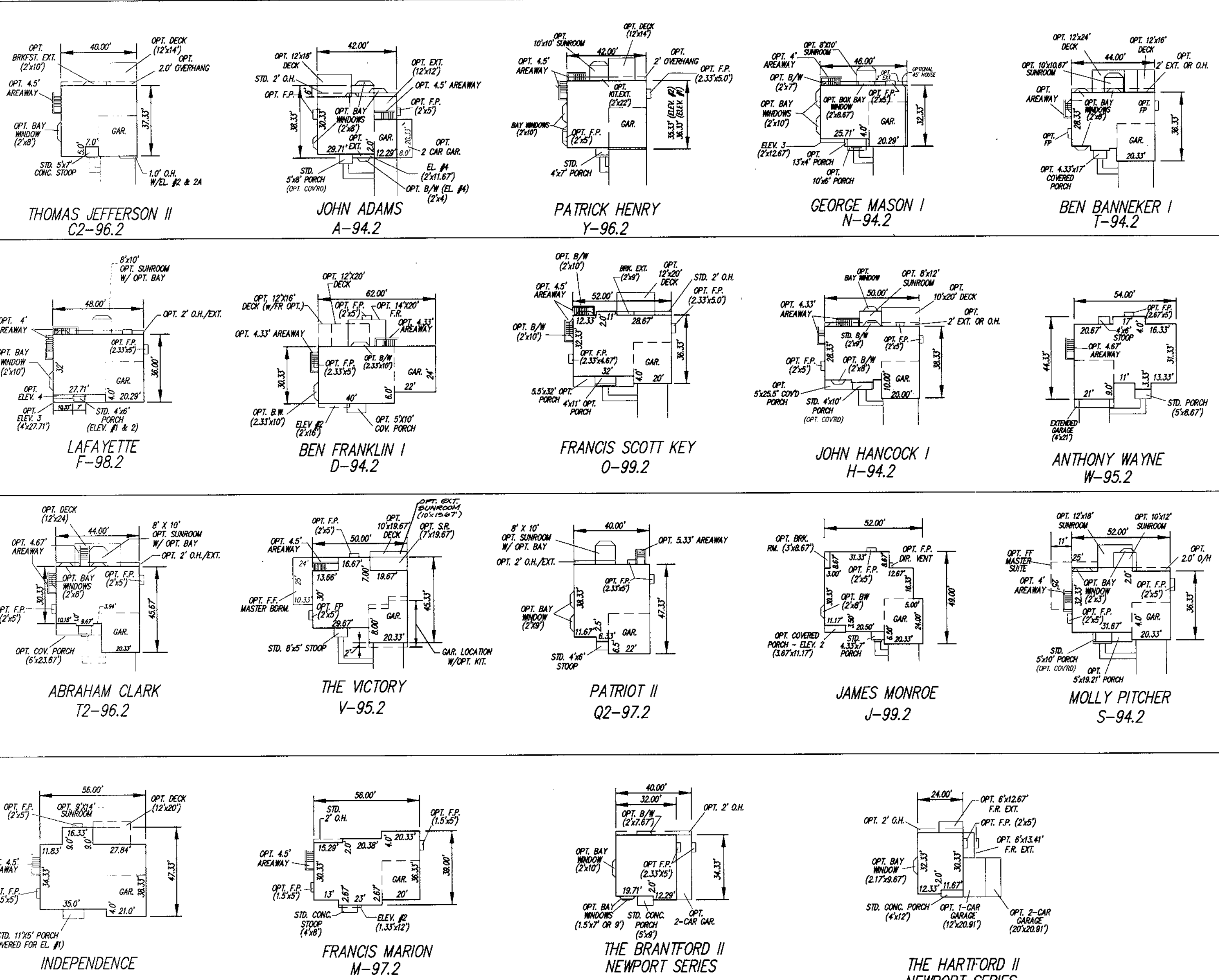
ADDRESS CHART

LOT #	STREET ADDRESS
1	6900 SCARLET OAK DRIVE
2	6904 SCARLET OAK DRIVE
3	6908 SCARLET OAK DRIVE
4	6912 SCARLET OAK DRIVE
5	6916 SCARLET OAK DRIVE
6	6920 SCARLET OAK DRIVE
7	6924 SCARLET OAK DRIVE
8	6928 SCARLET OAK DRIVE
9	6932 SCARLET OAK DRIVE
10	6936 SCARLET OAK DRIVE
11	6940 SCARLET OAK DRIVE
12	6944 SCARLET OAK DRIVE
13	6948 SCARLET OAK DRIVE OR LITTLE BROOKE COURT
14	6904 LITTLE BROOKE COURT
15	6908 LITTLE BROOKE COURT
16	6912 LITTLE BROOKE COURT
17	6916 LITTLE BROOKE COURT
18	6920 LITTLE BROOKE COURT
19	6924 LITTLE BROOKE COURT
20	6928 LITTLE BROOKE COURT
21	6932 LITTLE BROOKE COURT OR LITTLE BROOKE COURT OR
22	6936 SCARLET OAK DRIVE
23	6933 SCARLET OAK DRIVE
24	6929 SCARLET OAK DRIVE
25	6925 SCARLET OAK DRIVE
26	6921 SCARLET OAK DRIVE
27	6917 SCARLET OAK DRIVE
28	6913 SCARLET OAK DRIVE
29	6909 SCARLET OAK DRIVE
30	6905 SCARLET OAK DRIVE
31	6901 SCARLET OAK DRIVE

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 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.
 - PROJECT BACKGROUND:
 - TAX MAP #33, GRID 5/6
 - SCARLET OAKS
 - R-12
 - ELECTION DISTRICT: 15T
 - BUILDABLE LOT AREA: 6.98± AC. (LOTS 1-31)
 - REC. REF.: PLAT NO. 13929 & 13930
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.

SUBDIVISION NAME	SEC./AREA	LOT#/RANGE			
SCARLET OAKS		1-31			
PLAT #	BOOK	ZONING	TAX MAP	ELEC. DIST.	ORIG. IN
13929 & 13930	5 & 6	R-12	43	1	6012
DATE CODE	B01	SEWER CODE	2329000		

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Leah S. Smith 11/5/99
Date

Andy Hamstra 11/4/99
Date

Chris Cummings 10/20/99
Date

Chief, Development Engineering Division

BENCHMARK DESCRIPTIONS

STATION	DESCRIPTION	ELEVATION
STATION 43B2 (CONCRETE MONUMENT)	N. 551655.01 E. 1378176.94	ELEV.: 209.67
STATION 371A (CONCRETE MONUMENT)	N. 553315.16 E. 1379982.12	ELEV.: 195.73

STATION IS LOCATED IN MEDIUM ISLAND OF MARYLAND ROUTE 1, 450± NORTHEAST OF INTERSECTION WITH BROOKDALE ROAD

STATION IS LOCATED ON NORTHWEST SIDE OF MARYLAND ROUTE 1, 250± NORTHEAST OF ENTRANCE TO MEADOWRIDGE MEMORIAL PARK

OWNER/DEVELOPER
SCARLET OAKS, L.L.C.
3979 OLD COLUMBIA PIKE
ELICOTT CITY, MD 21044
TELE: 410-750-1800

BUILDER/CONTRACT PURCHASER
PATRIOT HOMES
5485 HARRPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PHONE: (410) 997-5522
ATTN: TERRY CONNELLY

GLW GUTSCHICK LITTLE & WEBER, P.A.
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3909 NATIONAL DRIVE - SUITE 200 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA. 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
3-28-01	ADDED 4' OPT AREAWAY TO JOHN RUTLEDGE	AKJ	
11-20-2000	ADDED 8' OPT AREAWAY TO JOHN RUTLEDGE & ADDED NOTE @ BOTTOM OF BEN BOX ANALYSIS	AKJ	
11-19-2000	ADDED OPT AREAWAY TO FRANCIS SCOTT KEY	D.C.	
1-3-2000	ADDED 3' NEW TEMPLATES (GREENE, WHEATLEY & RUTLEDGE), NEW GENERAL ANALYSIS & MEAN HT. CHART & ADDED OPT EXT. GAR TO VICTORY	AKJ	

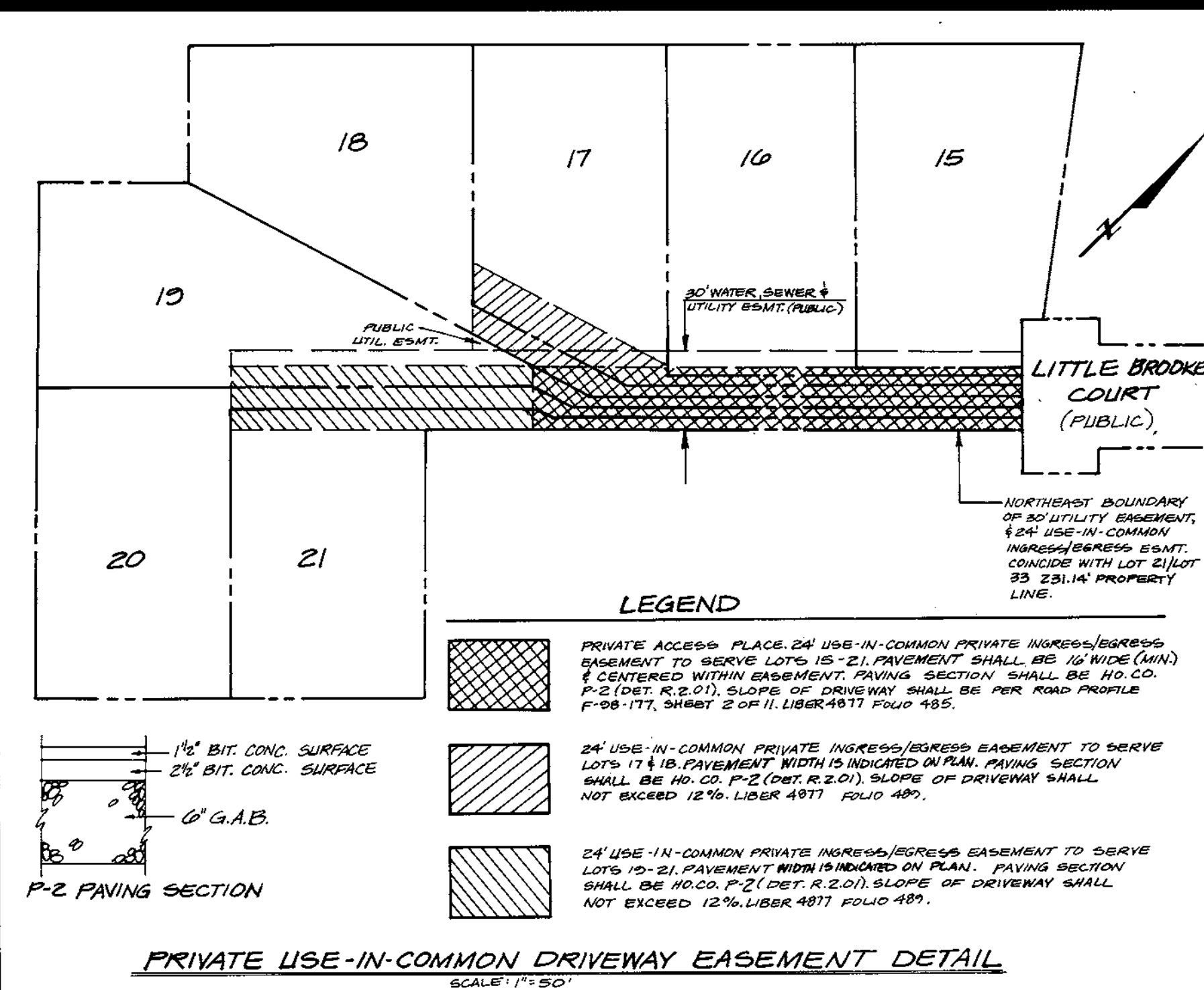
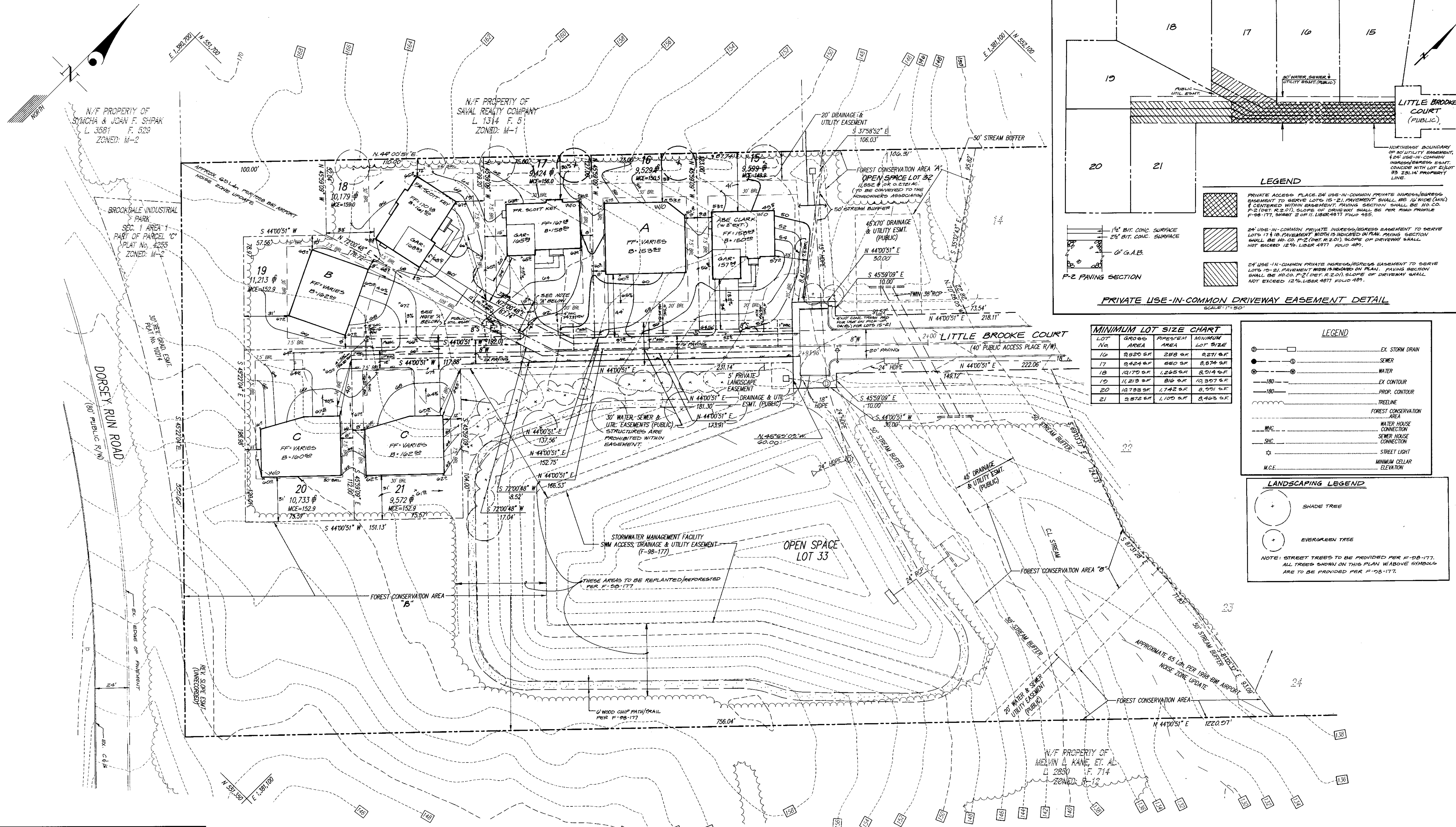
PREPARED FOR:
PATRIOT HOMES
5485 HARRPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
PHONE: (410) 997-5522
ATTN: TERRY CONNELLY

COVER SHEET & HOUSE MODEL DETAILS

SCARLET OAKS
LOTS 1 THRU 31
PLAT NOS. 13929 & 13930

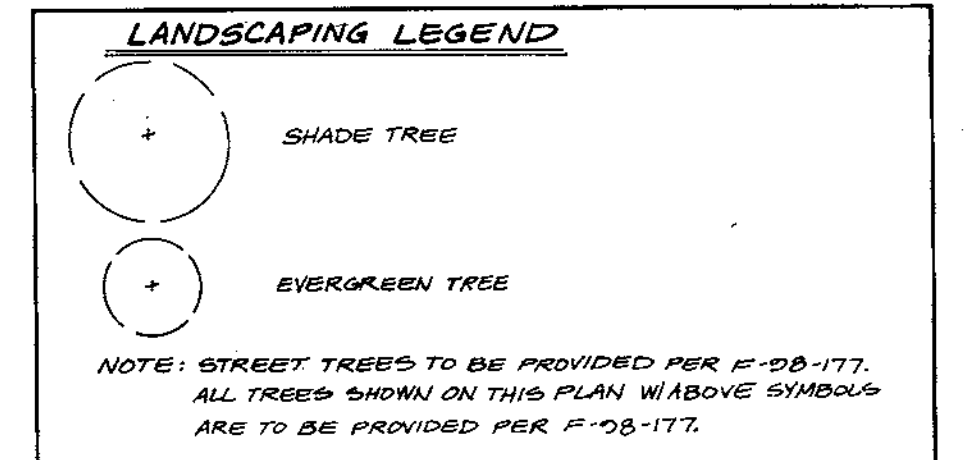
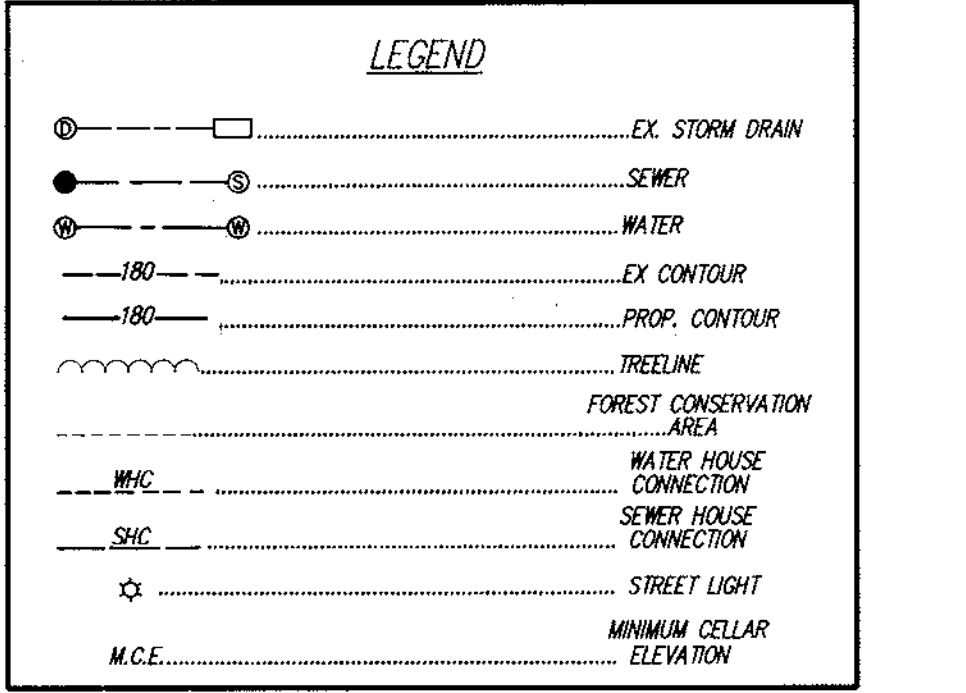
ELECTION DISTRICT No. 1

SCALE AS SHOWN ZONING R-12 G. L. W. FILE No. 99014
DATE 8-05-99 TAX MAP No. 43 SHEET 1 OF 6
HOWARD COUNTY, MARYLAND



MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PAVED AREA	MINIMUM LOT SIZE
16	9,880 SF	288 SF	8,271 SF
17	9,424 SF	680 SF	8,874 SF
18	10,170 SF	1,265 SF	8,914 SF
19	11,213 SF	816 SF	10,307 SF
20	10,733 SF	1,742 SF	8,991 SF
21	9,572 SF	1,100 SF	8,403 SF



NOTE 'A':
 24' USE-IN-COMMON INGRESS/EGRESS EASEMENT. SEE INSET ON THIS SHEET FOR MORE DETAIL.

OWNER/DEVELOPER
 SCARLET OAKS L.L.C.
 3979 OLD COLUMBIA PIKE
 BILLCOTT CITY, MD. 21043
 410-780-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410-287-2522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11/5/99
 Chief, Division of Land Development

[Signature] 11/4/99
 Chief, Development Engineering Division

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
8-8-00	SITED ABE CLARK ON LOT 15		
7-30-00	RESITE LOTS 17/18		

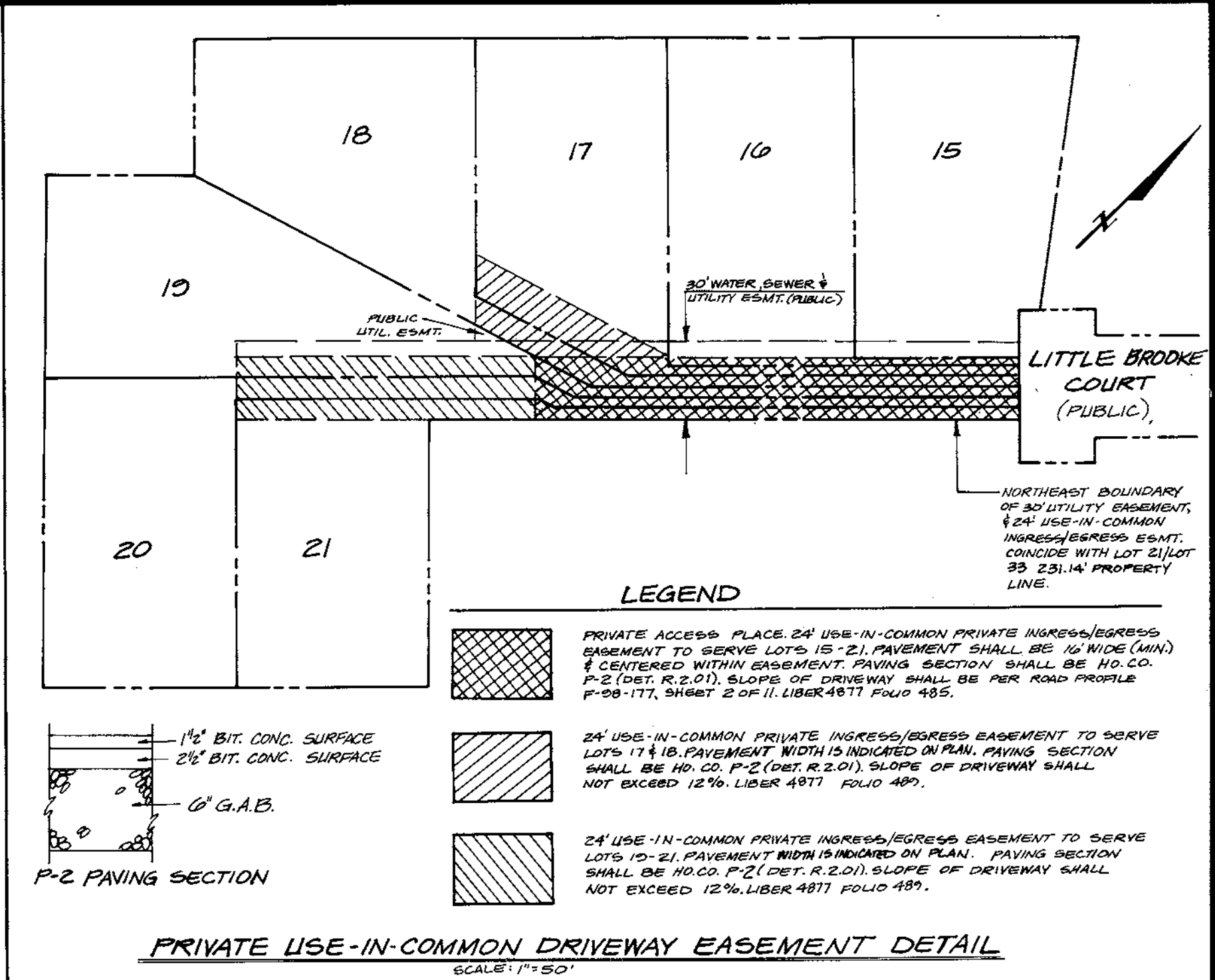
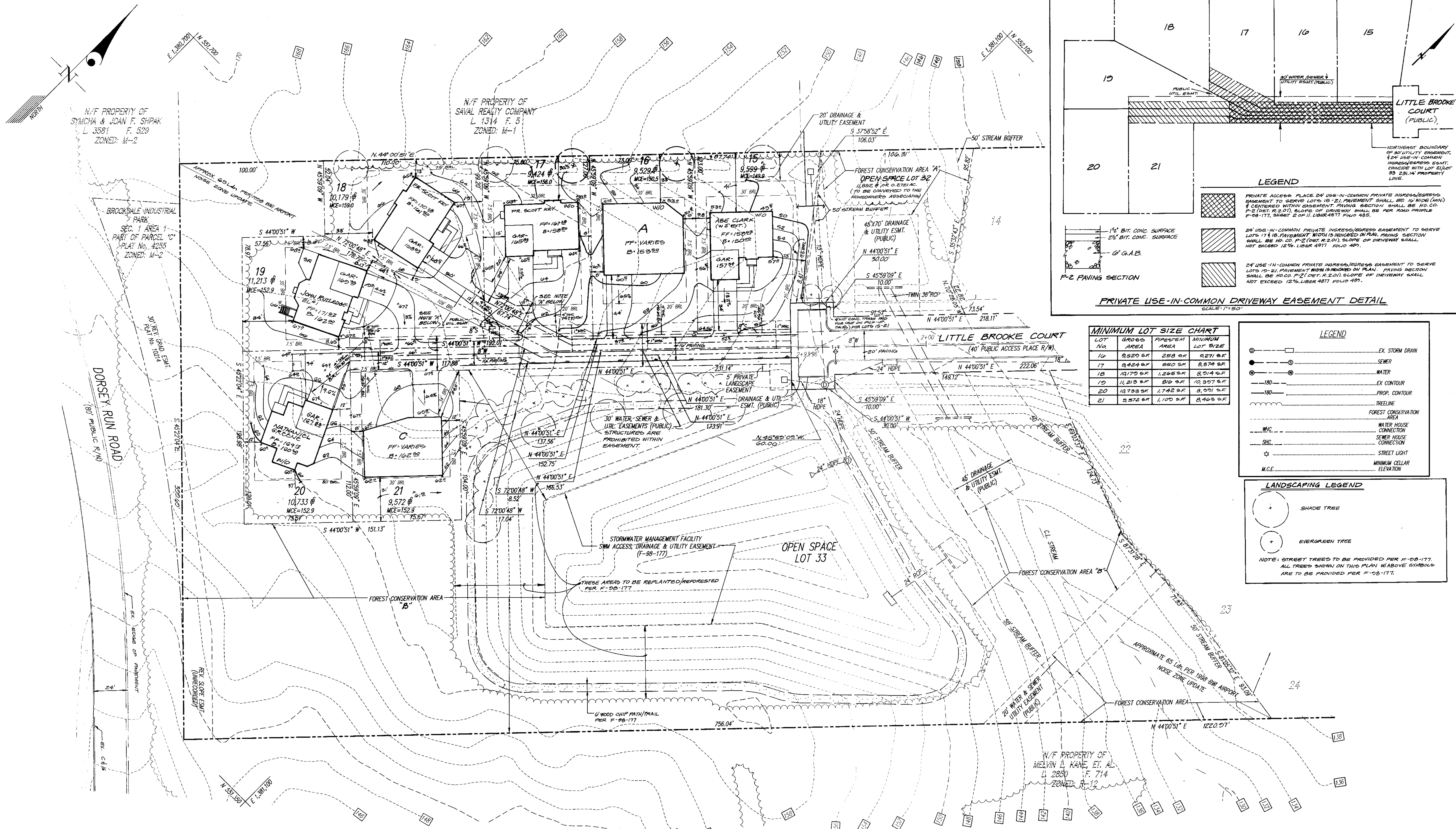
PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE: 1"=30'
 ZONING: R-12
 DATE: 8-05-99
 TAX MAP - GRID: 43
 SHEET: 3 OF 6

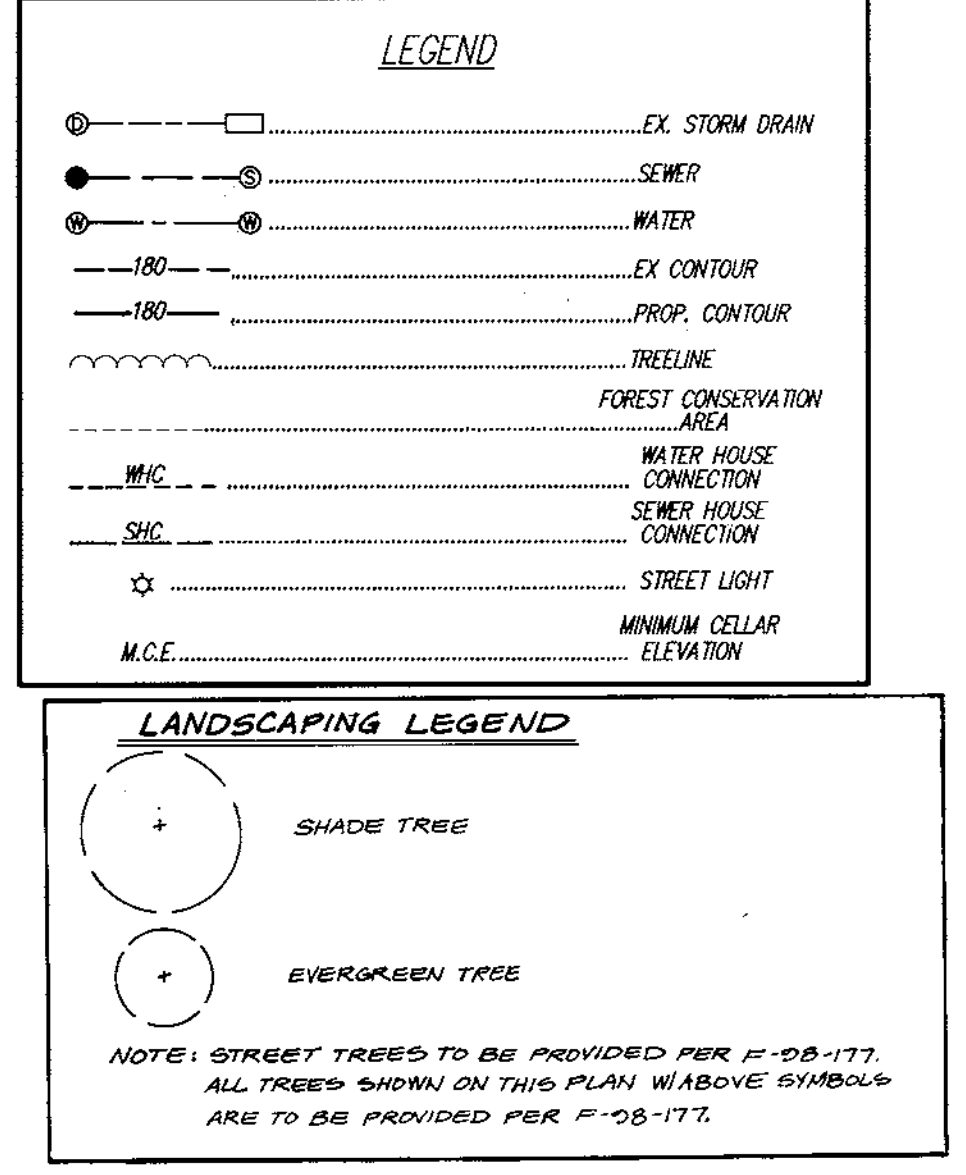
G. L. W. FILE No. 99014

HOWARD COUNTY, MARYLAND
 1ST ELECTION DISTRICT



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PAVEMENT AREA	MINIMUM LOT SIZE
16	9,520 SF	258 SF	9,271 SF
17	9,424 SF	850 SF	8,574 SF
18	13,170 SF	1,268 SF	8,514 SF
19	11,213 SF	816 SF	10,397 SF
20	13,793 SF	1,742 SF	8,291 SF
21	9,572 SF	1,100 SF	8,472 SF



NOTE A:
 24' USE-IN-COMMON INGRESS/EGRESS EASEMENT. SEE INSET ON THIS SHEET FOR MORE DETAIL.

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 ELLICOTT CITY, MD 21043
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5405 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 410-997-9522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 11/5/99
 Chief, Division of Land Development: *[Signature]* Date: 11/4/99
 Chief, Development Planning Division: *[Signature]* Date: 10/20/99

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BIRTONVILLE, MARYLAND 20866
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DATE	REVISION	BY	APPR.
3-28-01	SITED JOHN RUTLEDGE ON LOT 19	HKJ	
12-7-2000	SITED NATHANIEL GREENE ON LOT 20	C.C.	
9-8-00	SITED ABE CLARK ON LOT 15	HKJ	
7-30-00	RESITE LOTS 17&18	HKJ	

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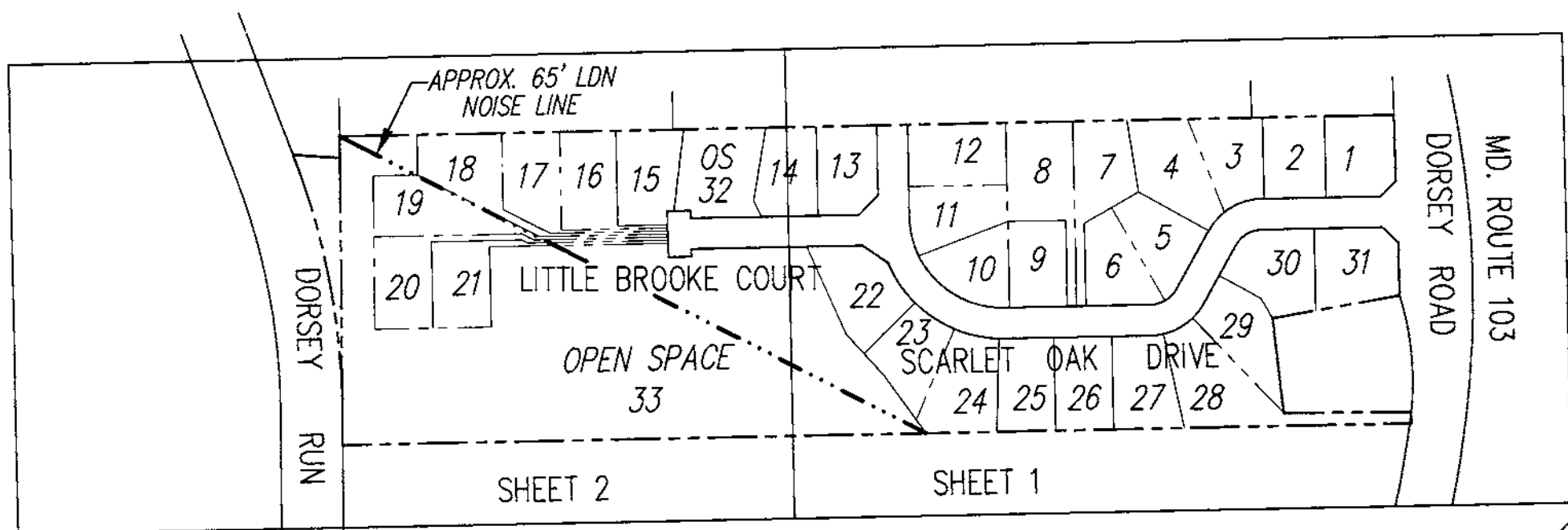
SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13927 & 13930
 1ST ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	3 OF 6

SDP-99-141

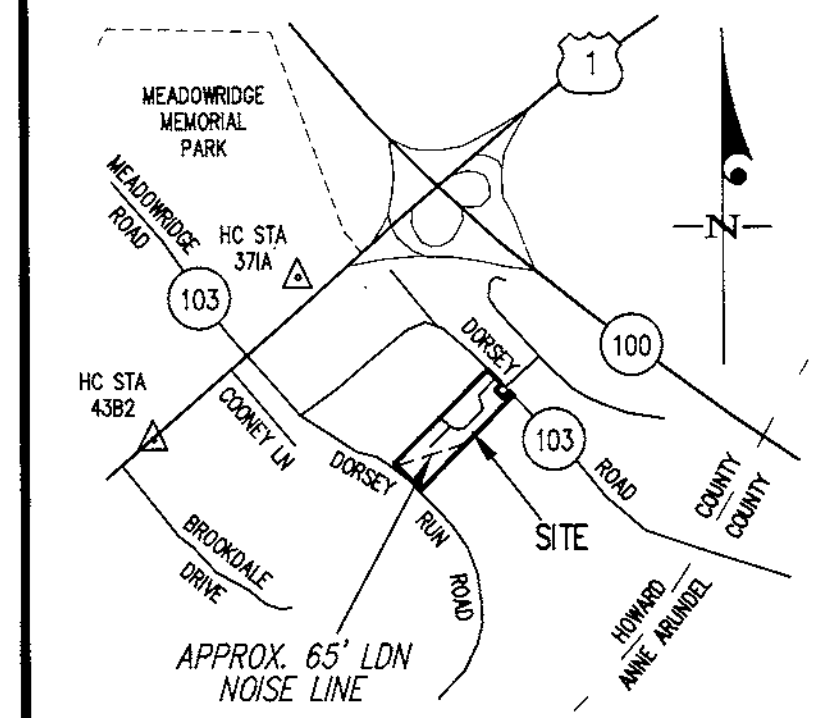
SCARLET OAKS

SITE DEVELOPMENT PLAN



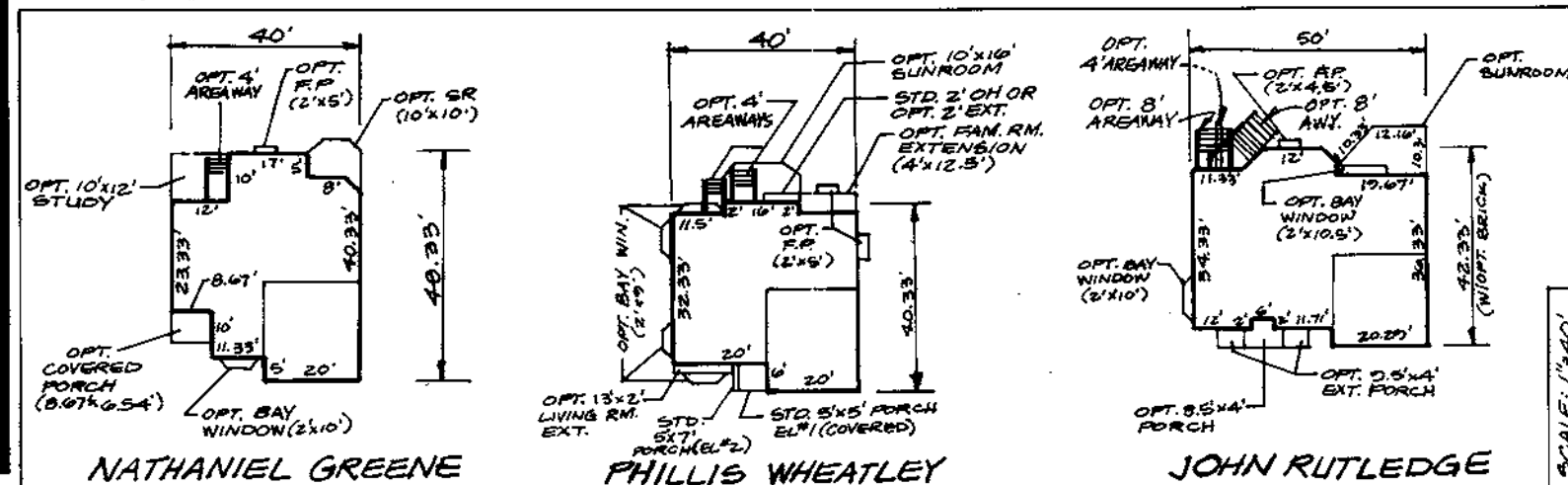
KEY MAP

SCALE: 1" = 200'



VICINITY MAP

SCALE: 1" = 2000'



NATHANIEL GREENE

PHILLIS WHEATLEY

JOHN RUTLEDGE

SHEET INDEX

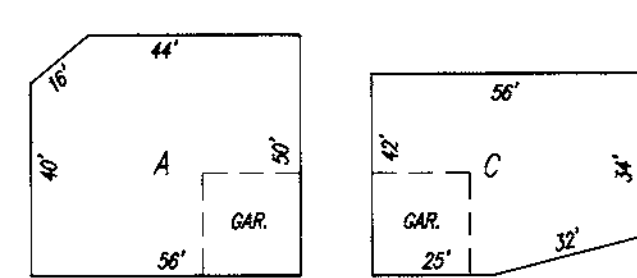
SHEET NO.	TITLE
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5	LANDSCAPE PLAN AND SEDIMENT AND EROSION NOTES AND DETAILS
6	NOTES AND DETAILS

SITE ANALYSIS

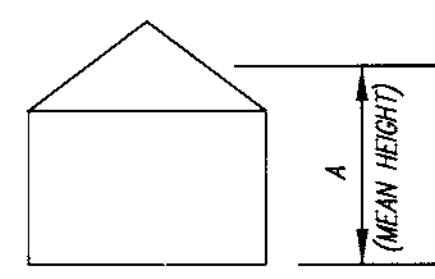
- GENERAL SITE DATA
 - A. PRESENT ZONING: R-12
 - B. PROPOSED USED FOR SITE AND STRUCTURE: SINGLE FAMILY DETACHED
- AREA TABULATION
 - A. SITE AREA: 6.98± AC FOR 31 BUILDABLE LOTS
 - B. AREA OF PLAN SUBMISSION: 6.98± AC
 - C. LIMIT OF DISTURBANCE: 6.± AC

GENERIC BOXES

SCALE: 1" = 40'



Note: Garage corresponds to driveway shown on site plan for each lot.



MEAN HEIGHT CHART

HOUSE TYPE	MEAN HEIGHT
Thomas Jefferson II	25'
George Mason I	25'
John Adams	24'
Ben. Franklin I	25'
Patrick Henry	25'
Francis Scott Key	25'
Ben Banneker I	25'
John Hancock I	26'
Lafayette	24'
Anthony Wayne	25'
Abraham Clark	25'
Victory	26'
Patriot II	24'
James Monroe	27'
Independence	26'
Francis Marion	26'
Hartford II	23'
Brantford II	24'
Nathaniel Greene	24'
Phyllis Wheatley	24'
John Rutledge	27'

GENERIC BOX ANALYSIS

HOUSE TYPE	GENERIC BOX				
	A	B	C	D	E
NATHANIEL GREENE	Y	N	N	N	N
PHILLIS WHEATLEY	Y	Y	Y	N	N
JOHN RUTLEDGE	Y*	Y*	N	N	N
Thomas Jefferson II	Y	Y	Y	N	N
George Mason I	Y	Y	Y	Y	Y
John Adams	Y	Y	Y	N	N
Ben. Franklin	N	N	Y	N	Y
Patrick Henry	Y	Y	N	N	N
Francis Scott Key	Y	Y	N	N	N
Ben Banneker	Y	Y	Y	N	Y
John Hancock I	Y	Y	Y	N	N
Lafayette	Y	Y	Y	N	N
Anthony Wayne	Y	N	N	N	N
Abraham Clark	Y	N	N	N	N
Victory	Y	N	N	N	N
Patriot II	Y	N	N	N	N
James Monroe	Y	N	N	N	N
Molly Pitcher	Y	N	Y	N	N
Independence	Y	N	N	N	N
Francis Marion	Y	N	N	N	N
Hartford II	Y	Y	Y	Y	Y
Brantford II	Y	Y	Y	Y	Y

*OPT. AREAWAY EXTENDS OUTSIDE AFB BOUNDARY AS PERMITTED IN ACCORDANCE WITH 128A.1.1

Y - A house with standard features and optional features covered under Section 128A.1 (see below) will fit. Should optional features not be covered under Section 128A.1 be selected, a resite is required.

N - Standard house will not fit generic box.

Note: Per Section 128A.1 of the Zoning Regulations, bay windows, chimneys and awnings not more than 16' in width may project up to 4' into any setback area. Open or enclosed decks may project up to 10' into the front or rear setback area or project boundary.

ADDRESS CHART

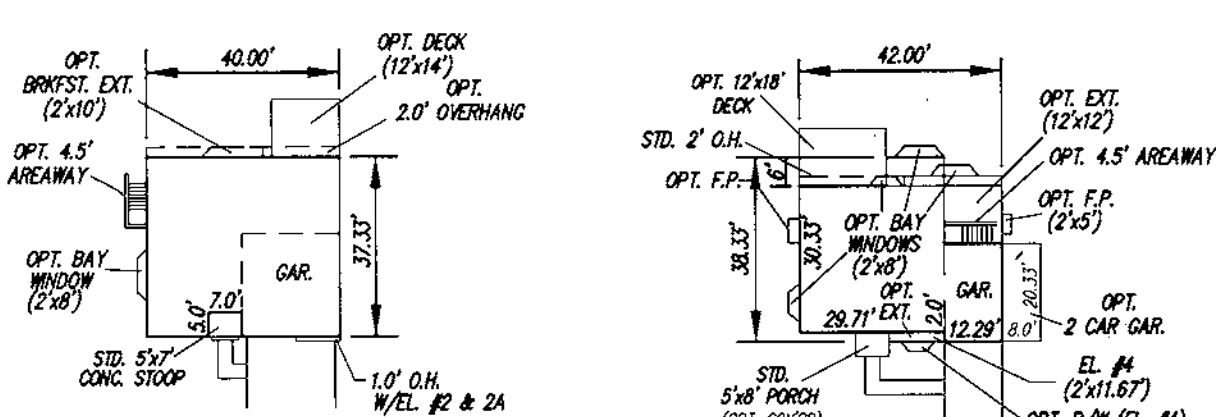
LOT #	STREET ADDRESS
1	6800 SCARLET OAK DRIVE
2	6804 SCARLET OAK DRIVE
3	6808 SCARLET OAK DRIVE
4	6812 SCARLET OAK DRIVE
5	6816 SCARLET OAK DRIVE
6	6820 SCARLET OAK DRIVE
7	6824 SCARLET OAK DRIVE
8	6828 SCARLET OAK DRIVE
9	6832 SCARLET OAK DRIVE
10	6836 SCARLET OAK DRIVE
11	6840 SCARLET OAK DRIVE
12	6844 SCARLET OAK DRIVE
13	6848 SCARLET OAK DRIVE OR LITTLE BROOKE COURT
14	6804 LITTLE BROOKE COURT
15	6808 LITTLE BROOKE COURT
16	6812 LITTLE BROOKE COURT
17	6816 LITTLE BROOKE COURT
18	6820 LITTLE BROOKE COURT
19	6824 LITTLE BROOKE COURT
20	6828 LITTLE BROOKE COURT
21	6832 LITTLE BROOKE COURT OR LITTLE BROOKE COURT
22	6836 SCARLET OAK DRIVE
23	6840 SCARLET OAK DRIVE
24	6844 SCARLET OAK DRIVE
25	6848 SCARLET OAK DRIVE
26	6852 SCARLET OAK DRIVE
27	6856 SCARLET OAK DRIVE
28	6860 SCARLET OAK DRIVE
29	6864 SCARLET OAK DRIVE
30	6868 SCARLET OAK DRIVE
31	6872 SCARLET OAK DRIVE

GENERAL NOTES

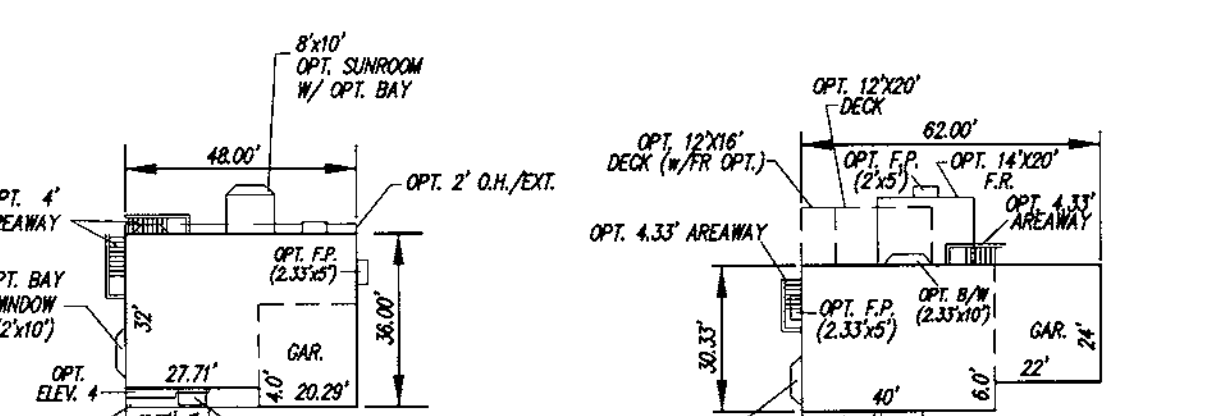
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MS&A STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MSS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP #43, GRID 5/6 SCARLET OAKS
 - ZONING: R-12
 - ELECTION DISTRICT: 1ST
 - BUILDABLE LOT AREA: 6.98± AC (LOTS 1-31)
 - REC. REF.: PLAT NO. 13929 & 13930
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.

SECTION NAME	SIC/AREA	LOT/PARCEL
SCARLET OAKS		1-31
PLAT #	BLK	ZONING
13929 & 13930	5 & 6	R-12
TAX MAP	43	ELEC. DIST.
1		6012
OWNER CODE	BB1	SHEET CODE
		232000

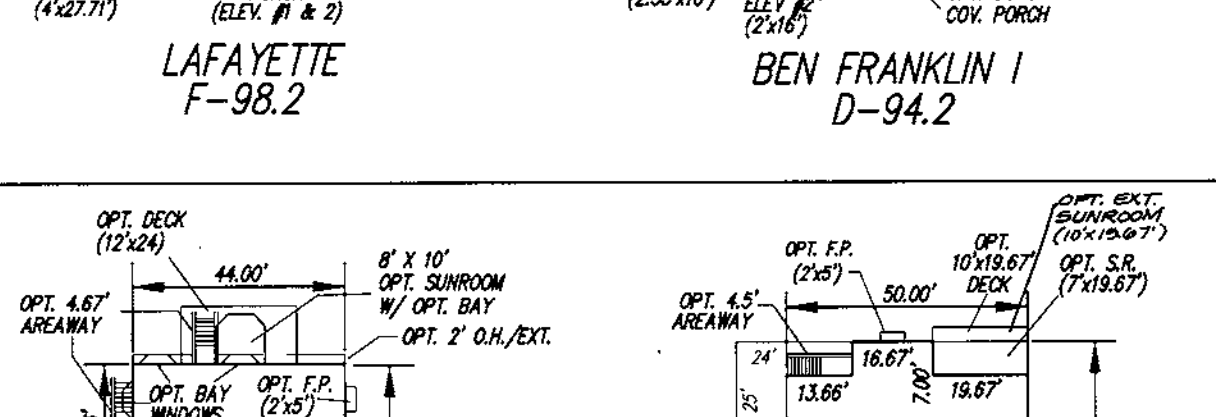
PATRIOT HOMES



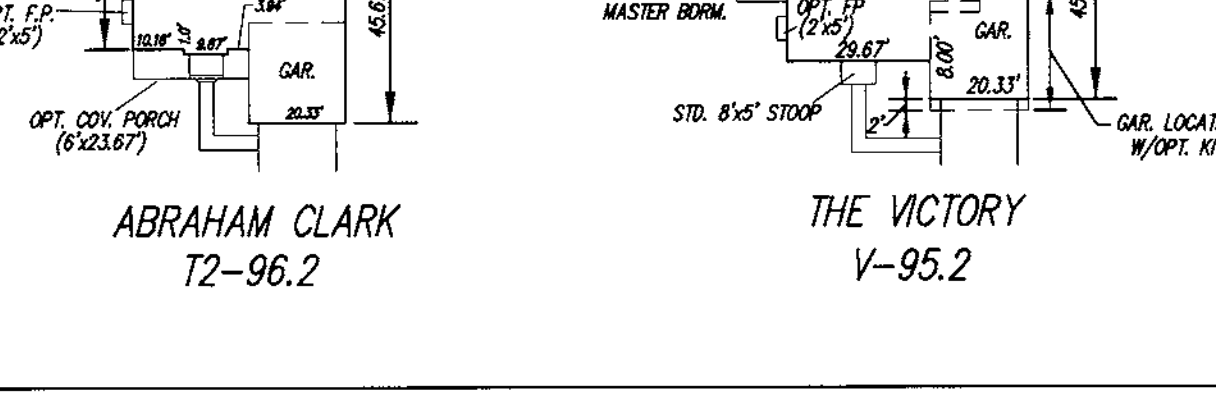
THOMAS JEFFERSON II C2-96.2



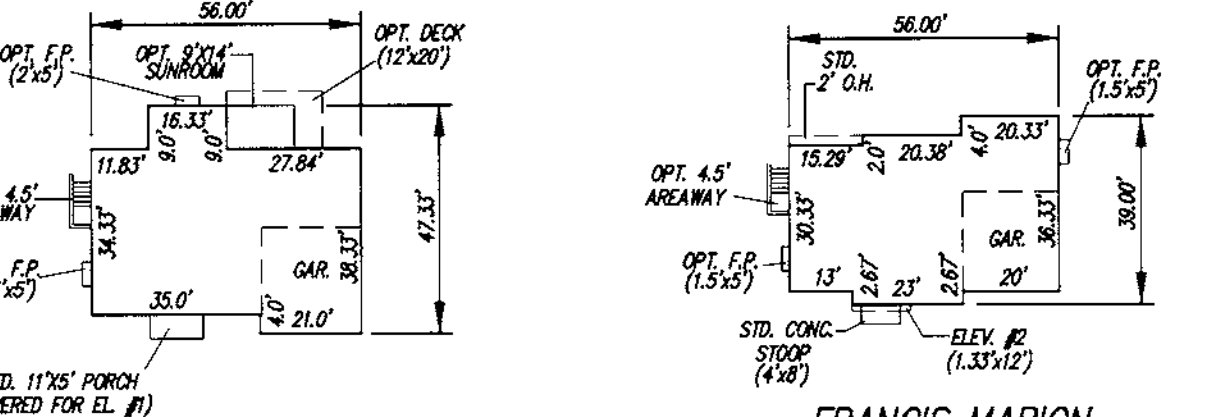
JOHN ADAMS A-94.2



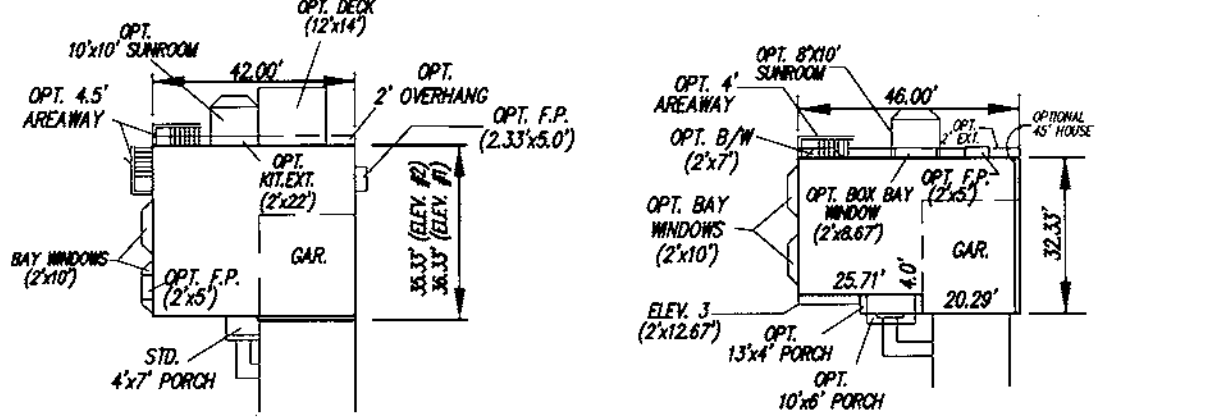
LAFAYETTE F-98.2



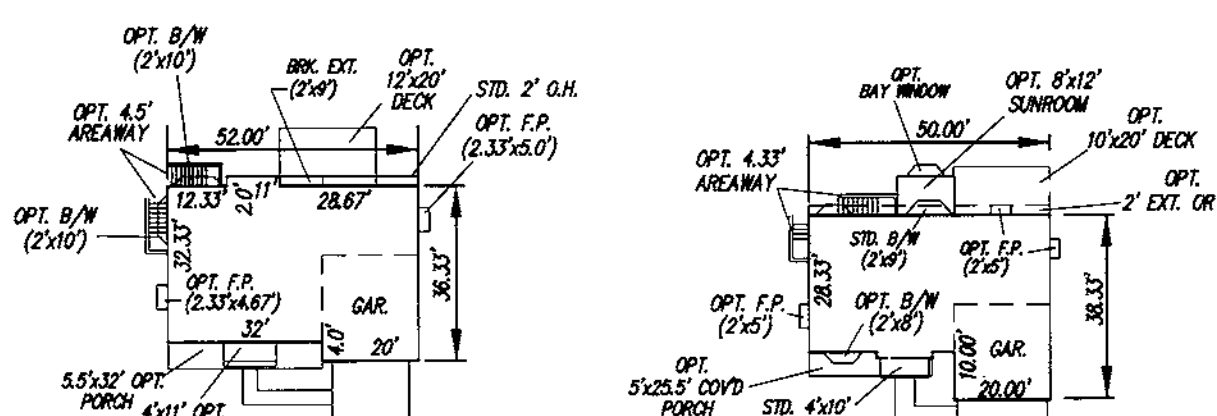
ABRAHAM CLARK T2-96.2



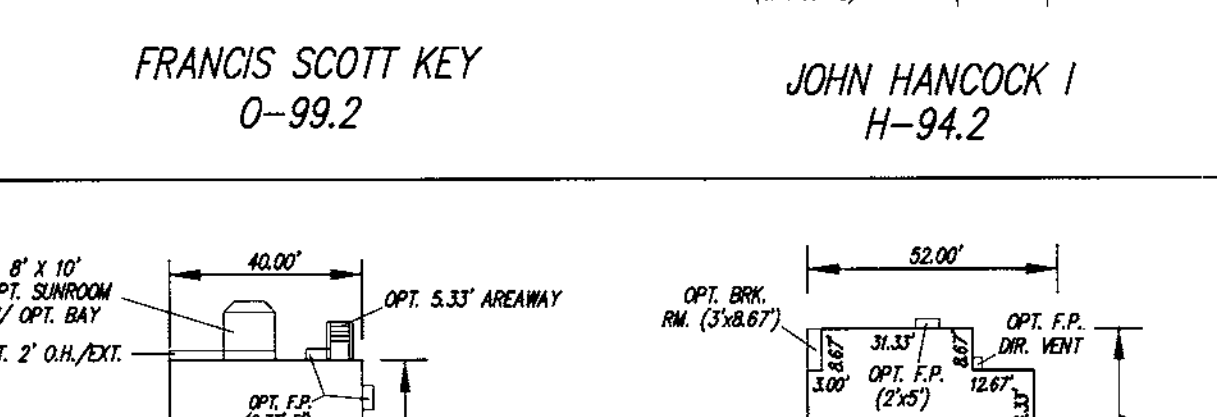
INDEPENDENCE



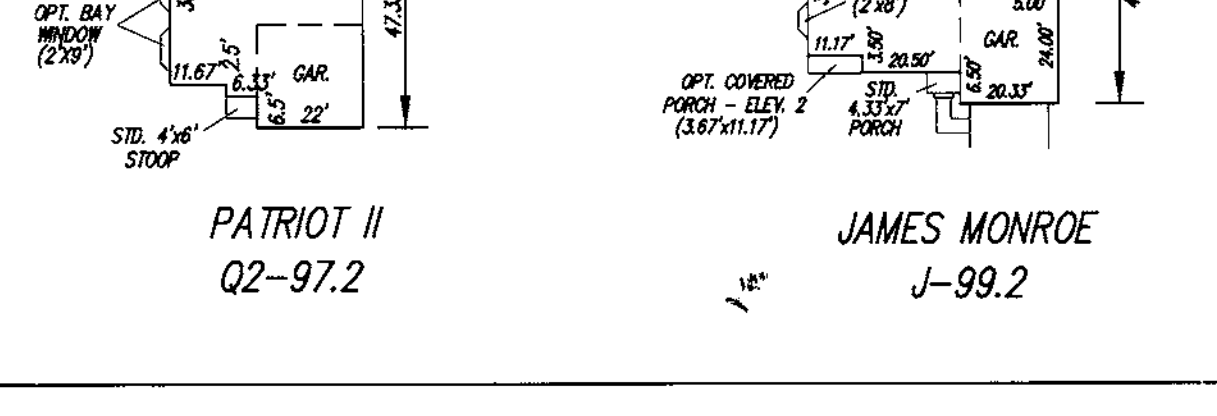
PATRICK HENRY Y-96.2



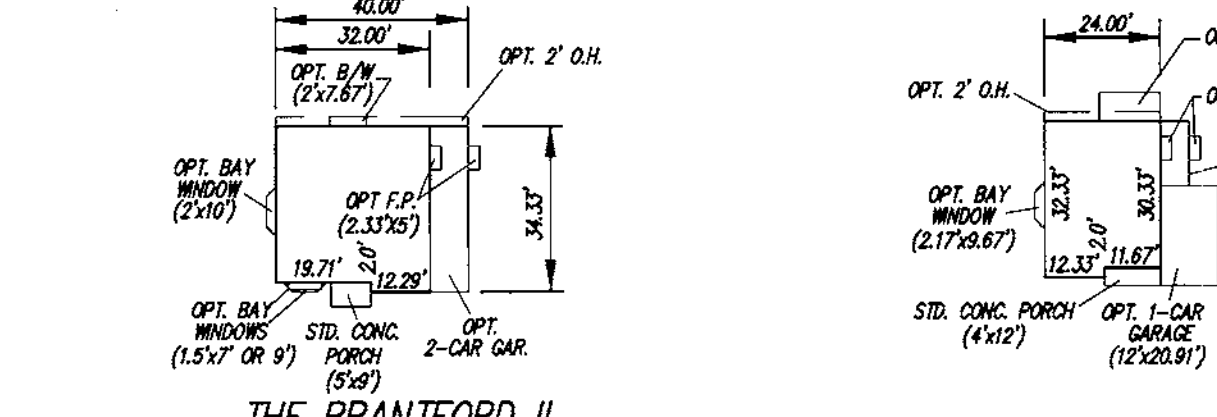
FRANCIS SCOTT KEY O-99.2



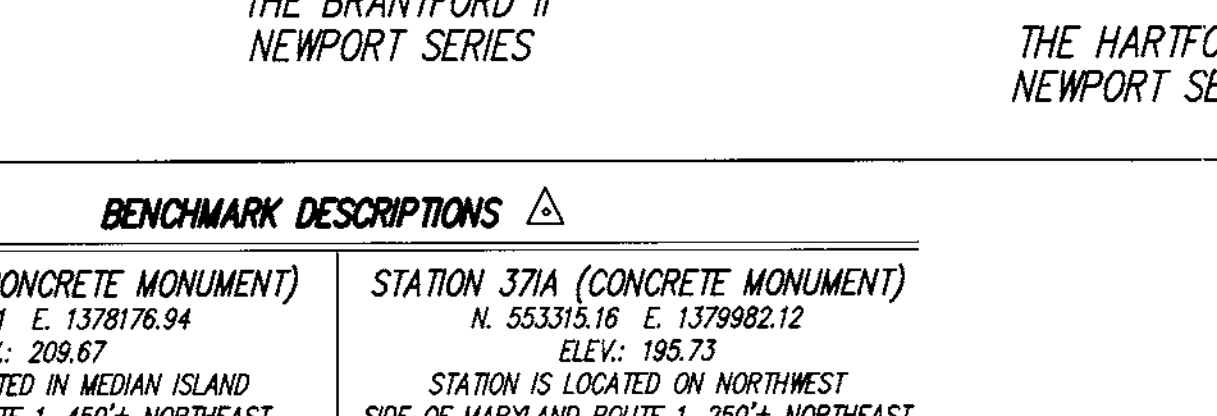
JOHN HANCOCK I H-94.2



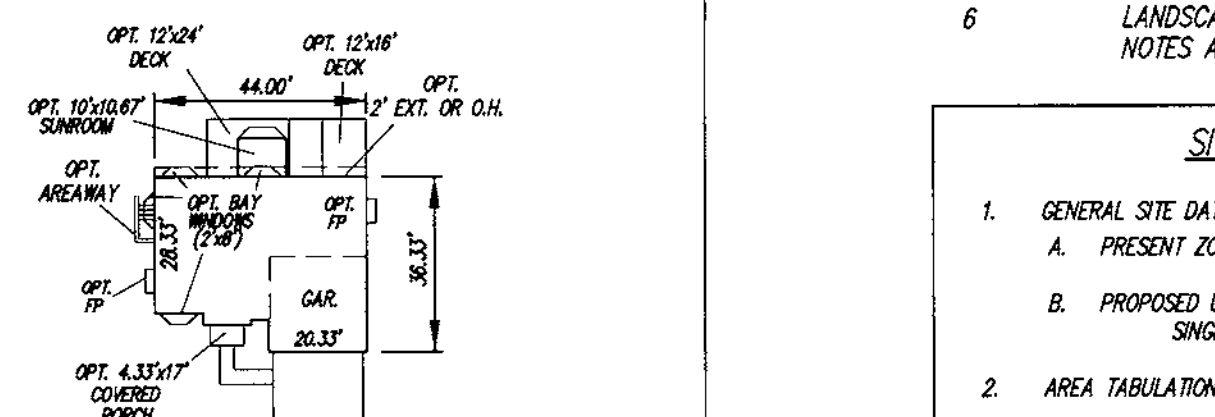
PATRIOT II Q2-97.2



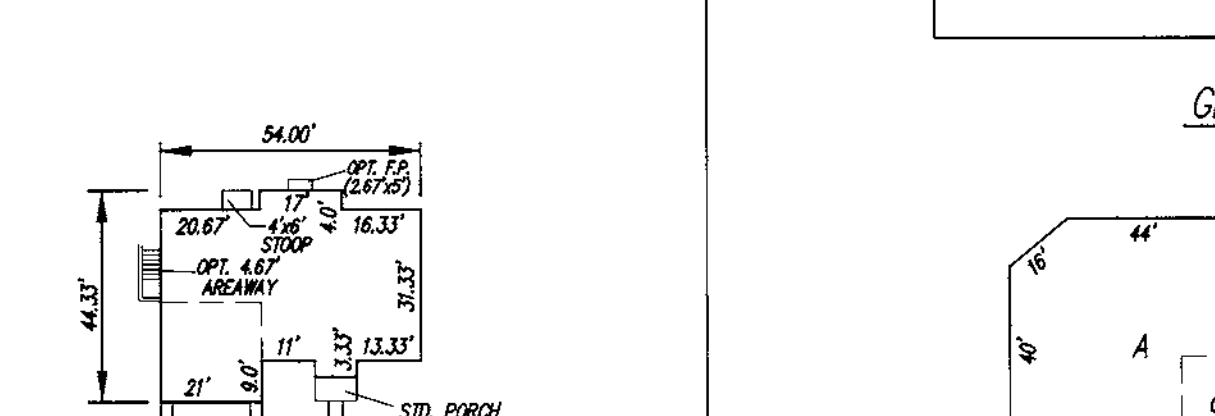
JAMES MONROE J-99.2



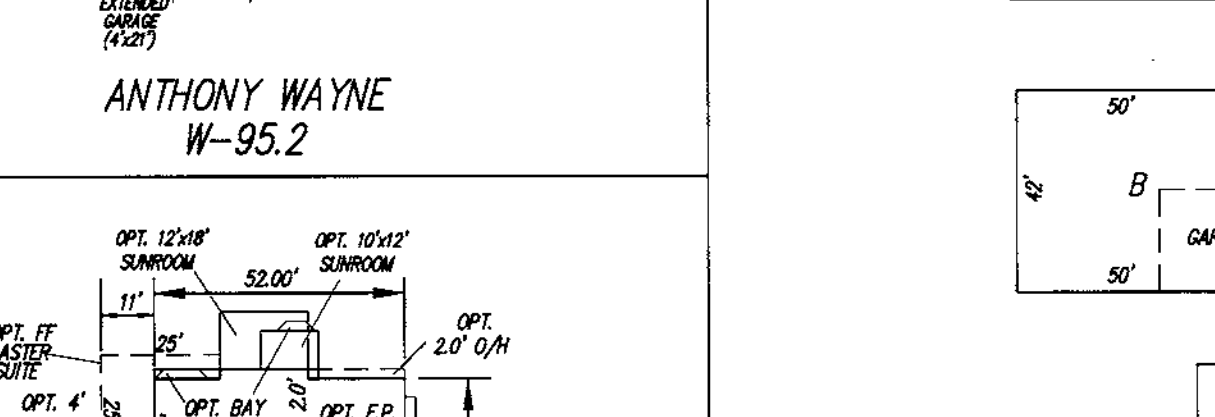
THE BRANTFORD II NEWPORT SERIES



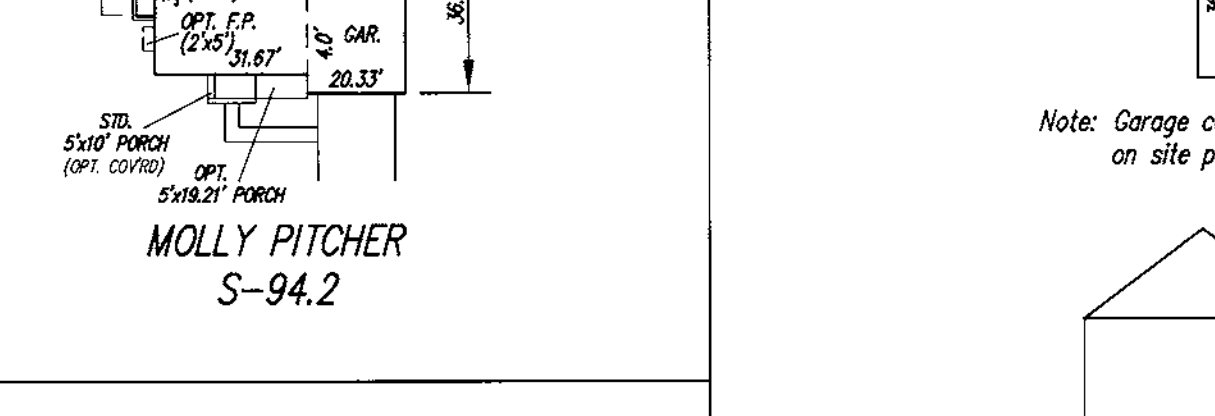
BEN BANNEKER I T-94.2



ANTHONY WAYNE W-95.2



MOLLY PITCHER S-94.2



THE HARTFORD II NEWPORT SERIES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] 11/5/99
 Chief, Div. of Land Development: [Signature] 11/4/99
 Chief, Development Engineering Division: [Signature] 10/26/99

BENCHMARK DESCRIPTIONS
 STATION 43B2 (CONCRETE MONUMENT)
 N. 551655.01 E. 1378176.94
 ELEV.: 208.67
 STATION IS LOCATED IN MEDIUM ISLAND OF MARYLAND ROUTE 1, 450± NORTHEAST OF INTERSECTION WITH BROOKDALE ROAD
 STATION 371A (CONCRETE MONUMENT)
 N. 553315.16 E. 1379982.12
 ELEV.: 195.73
 STATION IS LOCATED ON NORTHEAST SIDE OF MARYLAND ROUTE 1, 250± NORTHEAST OF ENTRANCE TO MEADOWRIDGE MEMORIAL PARK

OWNER/DEVELOPER
 SCARLET OAKS, L.L.C.
 3979 OLD COLUMBIA PIKE
 ELLICOTT CITY, MD 21043
 TELE.: 410-750-1800

BUILDER/CONTRACT PURCHASER
 PATRIOT HOMES
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONNELLY

PREPARED FOR:
 PATRIOT HOMES
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONNELLY

COVER SHEET & HOUSE MODEL DETAILS
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT NO'S. 13929 & 13930

SCALE AS SHOWN
 ZONING R-12
 G. L. W. FILE No. 99014
 DATE 8-05-99
 TAX MAP No. 43
 SHEET 1 OF 6

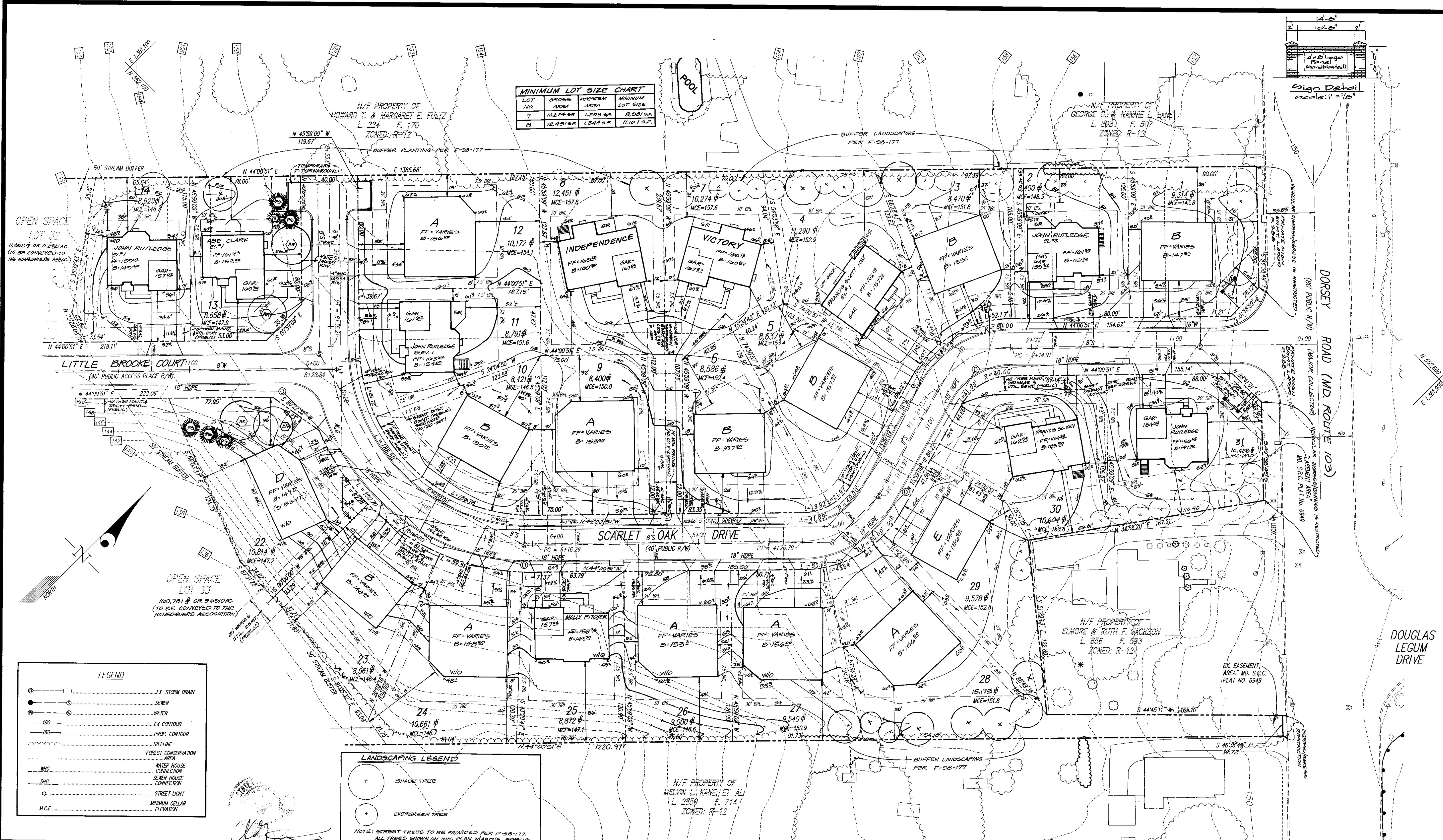
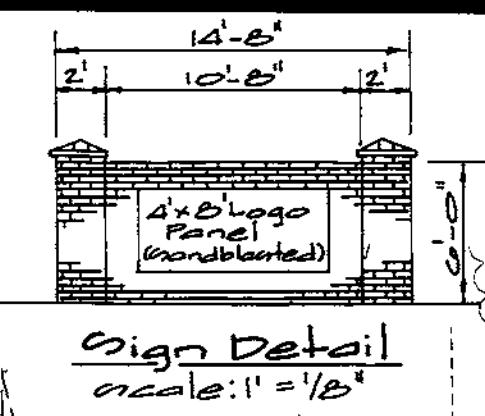
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 200 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4024

DATE	REVISION	BY	APPR.
10-24-01	ADDED OPT. AREAWAY TO JOHN RUTLEDGE	HKJ	
7-9-01	REVISED GENERIC BOX CHART	HKJ	
3-28-01	ADDED OPT. AREAWAY TO JOHN RUTLEDGE	HKJ	
11-20-00	ADDED OPT. AREAWAY TO JOHN RUTLEDGE & ADDED NOTE @ BOTTOM OF GEN. BOX ANALYSIS	HKJ	
11-15-2000	ADDED OPT. AREAWAY TO FRANCIS SCOTT KEY	D.C.	
1-3-2000	ADDED 3 NEW TEMPLATES (GREENE, WHEATLEY & RUTLEDGE), REV. GEN. BOX ANALYSIS & MEAN HT. CHART & ADDED OPT. EXT. DR. TO VICTORY	HKJ	

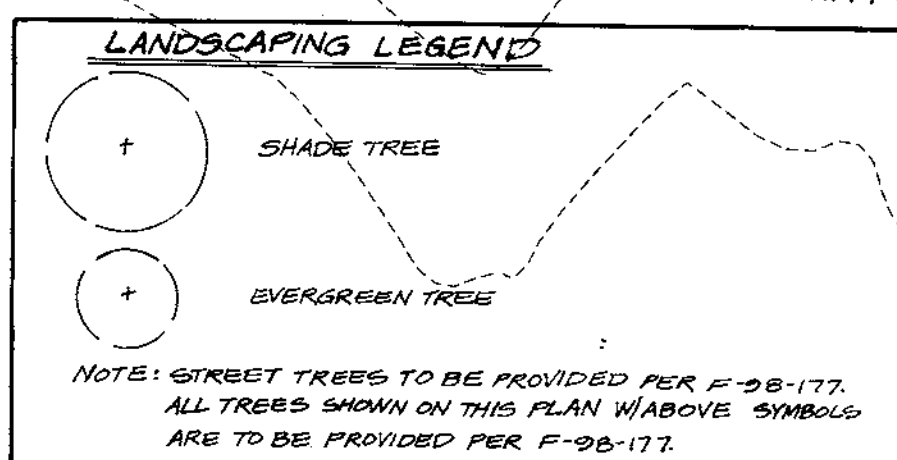
ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

LOT NO.	GROSS AREA	NET AREA	MINIMUM LOT SIZE
7	12,274 sq ft	1,293 sq ft	8,081 sq ft
8	12,451 sq ft	1,344 sq ft	11,107 sq ft



LEGEND	
	EX. STORM DRAIN
	SEWER
	WATER
	EX CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION



NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 11/15/99
 Chief, Division 4 and Development: 11/14/99
 Chief, Development Engineering Division: 10/28/99

OWNER/DEVELOPER: SCARLET OAKS L.L.C., 807D OLD COLUMBIA PIKE, ELLICOTT CITY, MD. 21043, 410-750-1800
 CONTRACT PURCHASER/BUILDER: PATRIOT HOMES, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MD. 21044, 410-997-6522

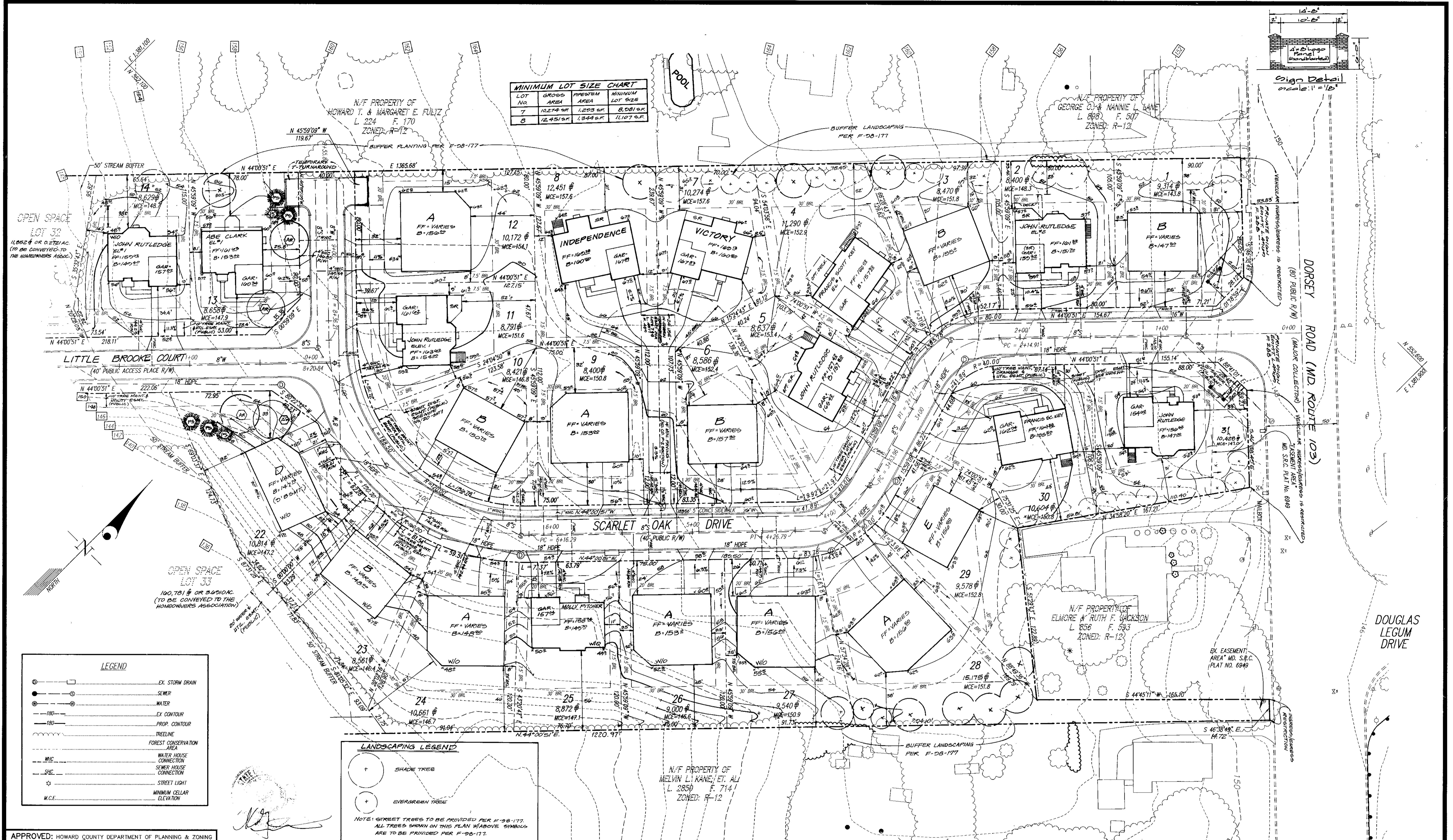
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3509 NATIONAL DRIVE - SUITE 250 - BIRTONVILLE OFFICE PARK, BIRTONVILLE, MARYLAND 20865
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11-20-2000	SITED JOHN RUTLEDGE ON LOT 11	HKJ	
11-15-2000	REV. GRADING LOT 4 FOR AS-BUILT CONDITIONS & REV. GRADING LOT 3	B.C.	
9-8-00	SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	HKJ	
7-30-2000	REVISE LOTS 13, 14, 25, 30 & 31	HKJ	
2-4-2000	ADD SIGN, SIGN EMBL. & SIGN DETAIL	WJD	
1-3-2000	REVISE LOT 2 WITH JOHN RUTLEDGE	HKJ	

PREPARED FOR: PATRIOT HOMES, 5485 HARPERS FARM ROAD, SUITE 200, COLUMBIA, MD. 21044, PHONE: (410) 997-5522, ATTN: TERRY CONELLY

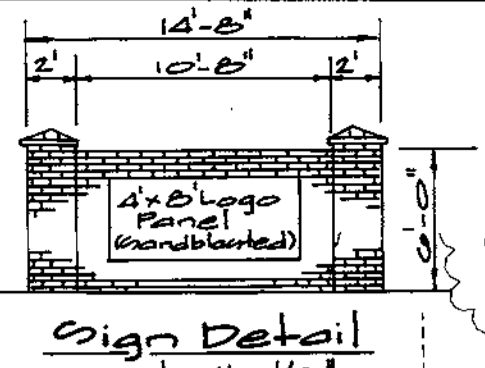
SITE DEVELOPMENT PLAN
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 139294 13930

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	2 OF 6



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIECEMEAL AREA	MINIMUM LOT SIZE
7	10,274 sq ft	1,203 sq ft	8,071 sq ft
8	12,451 sq ft	1,344 sq ft	11,107 sq ft



OPEN SPACE LOT 32
11,802 sq ft OR 0.271 AC.
(TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION)

OPEN SPACE LOT 33
100,781 sq ft OR 2.301 AC.
(TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION)

LEGEND

- EX STORM DRAIN
- SEWER
- WATER
- EX CONTOUR
- PROP. CONTOUR
- TREELINE
- FOREST CONSERVATION AREA
- WATER HOUSE CONNECTION
- SEWER HOUSE CONNECTION
- STREET LIGHT
- MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND

- SHADE TREE
- EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN WITH ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John S. Smith 11/5/99
Date

Cindy Hamilton 11/4/99
Chief, Division of Planning & Zoning

Michael Williams 10/20/99
Chief, Development Engineering Division

OWNER/DEVELOPER
SCARLET OAKS LLC
3970 OLD COLUMBIA PIKE
ELLCOTT CITY, MD. 21043
410-750-1800

CONTRACT PURCHASER/BUILDER
PATRIOT HOMES
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD. 21044
410-997-5522

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3030 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-995-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12-15-2000	BITED JOHN RUTLEDGE ON LOT 5	O.C.	
11-20-2000	BITED JOHN RUTLEDGE ON LOT 11	H.K.	
11-15-2000	REV. GRADING LOT 4 FOR AG-BUILT CONDITIONS & REV. GRADING LOT 5	B.C.	
07-08-00	BITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	H.K.	
7-30-2000	RESITE LOTS 13, 14, 25, 30 & 31	H.K.	
2-4-2000	ADD SIGN, SIGN DETAIL & SIGN DETAIL	Wes J	
1-3-2000	RESITE LOT 2 WITH JOHN RUTLEDGE	H.K.	

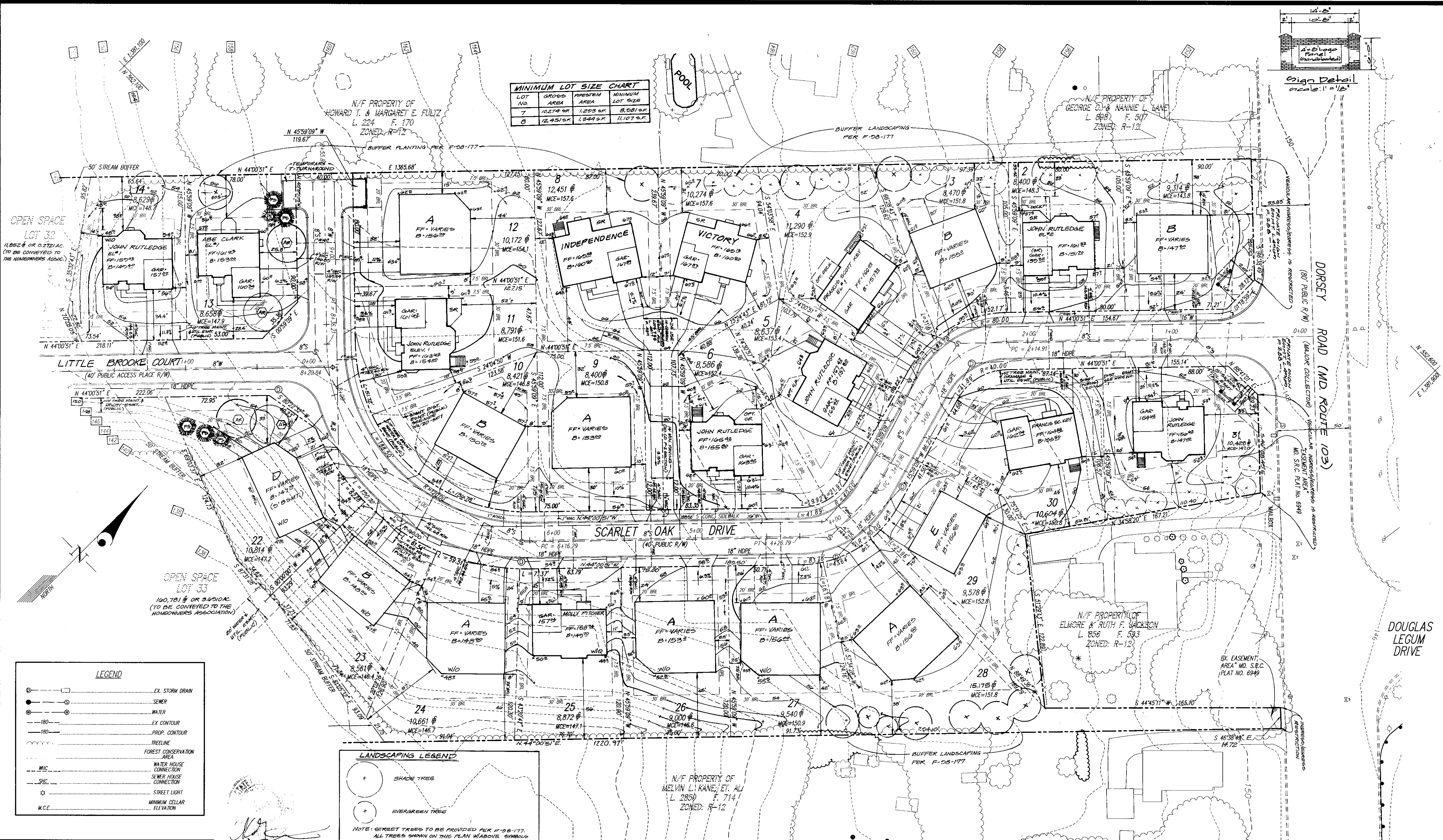
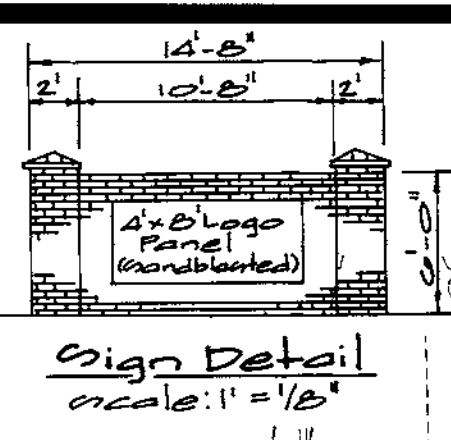
PREPARED FOR:
PATRIOT HOMES
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD. 21044
PHONE: (410) 997-5522
ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
LOTS 1 THRU 31
PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-00	43	2 OF 6

HOWARD COUNTY, MARYLAND

LOT NO.	GROSS AREA	NET AREA	MINIMUM LOT SIZE
7	10,274 SF	1,223 SF	8,051 SF
8	12,451 SF	1,344 SF	11,107 SF



	EX STORM DRAIN
	SEWER
	WATER
	EX CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John S. Smith 11/5/99
Date

Cindy Hamilton 11/4/99
Date

John Williams 10/26/99
Date

OWNER/DEVELOPER
SCARLET OAKS L.L.C.
3070 OLD COLUMBIA PIKE
ELLICOTT CITY, MD. 21044
410-750-1800

CONTRACT PURCHASER/BUILDER
PATRIOT HOMES
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD. 21044
410-997-5522

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

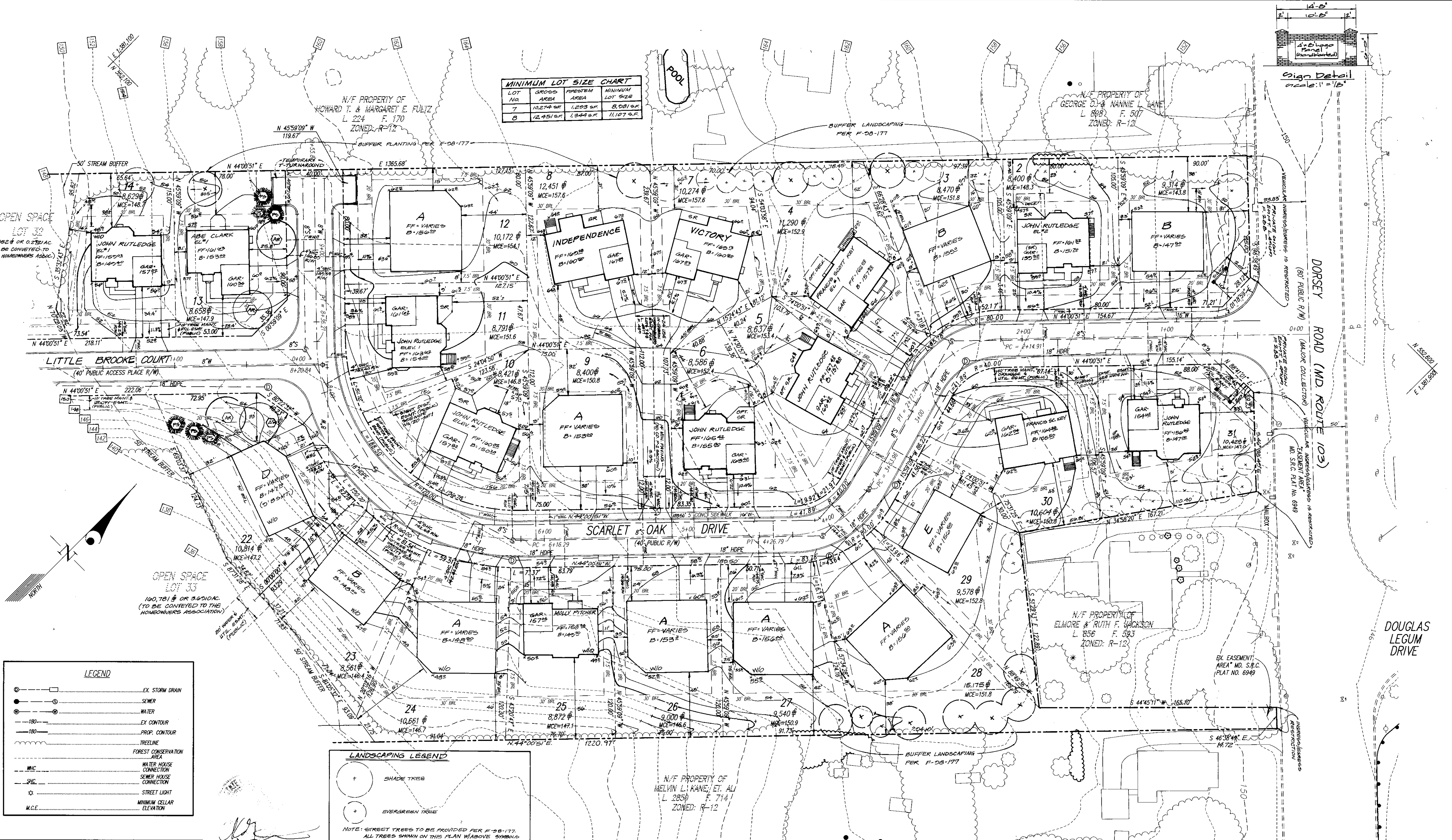
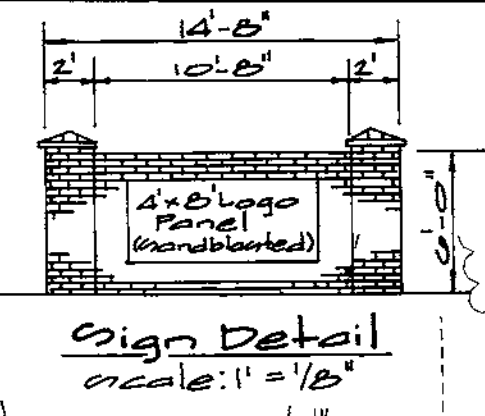
NO.	DATE	DESCRIPTION	BY	APPR.
01-10-01		SITED JOHN RUTLEDGE ON LOT 9	HKJ	
12-15-2000		SITED JOHN RUTLEDGE ON LOTS 5	OC	
11-20-2000		SITED JOHN RUTLEDGE ON LOT 11	HKJ	
11-15-2000		REV. GRADING LOT 4 FOR AS-BUILT CONDITIONS 1 REV. GRADING LOT 5	OC	
5-8-00		SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	HKJ	
7-30-2000		RESITE LOTS 13, 14, 25, 30 & 31	HKJ	
2-4-2000		ADD SIGN, UNION DETAIL & SIGN DETAIL	WJW	
1-3-2000		RESITE LOT 2 WITHIN RUTLEDGE	HKJ	

PREPARED FOR:
PATRIOT HOMES
5485 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD. 21044
PHONE: (410) 997-5522
ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
LOTS 1 THRU 31
PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-00	43	2 OF 6

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
7	10,274 SF	1,293 SF	8,981 SF
8	12,451 SF	1,344 SF	11,107 SF



LEGEND	
	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND	
	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Logan S. Smith 11/5/99
 Date

Cindy Hamlett 11/9/99
 Chief, Division of Land Development Date

William J. ... 10/28/99
 Chief, Development Engineering Division Date

OWNER/DEVELOPER
 SCARLET OAKS L.L.C.
 8070 OLD COLUMBIA PIKE
 ELLICOTT CITY, MD. 21044
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 410-597-5522

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
 BURTOWNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

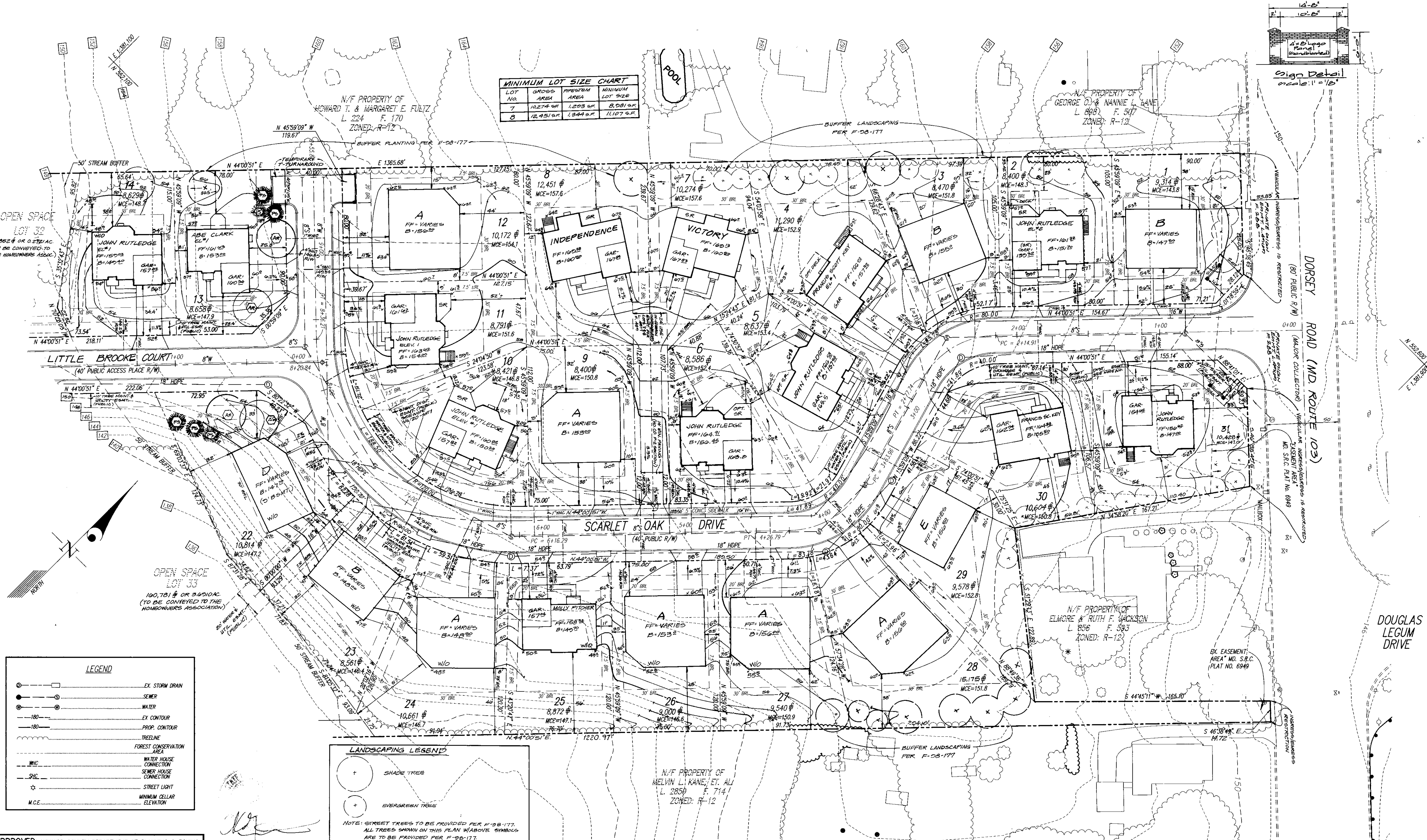
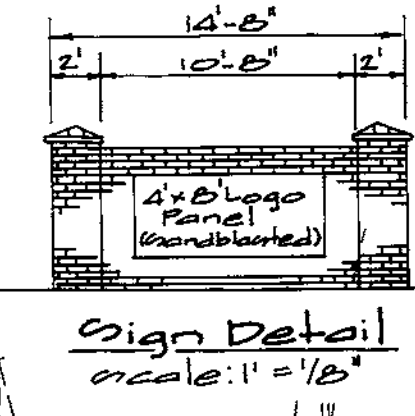
DATE	REVISION	BY	APPR.
5-30-01	SITED JOHN RUTLEDGE ON LOT 10	HKJ	
01-10-01	SITED JOHN RUTLEDGE ON LOT 9	HKJ	
12-15-2000	SITED JOHN RUTLEDGE ON LOT 3	O.O.	
11-20-2000	SITED JOHN RUTLEDGE ON LOT 11	HKJ	
11-15-2000	REV. GRADING LOT 4 FOR AS-BUILT CONDITIONS & REV. GRADING LOT 3	B.C.	
9-8-00	SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	HKJ	
7-30-2000	RESITE LOTS 13, 14, 25, 30 & 31	HKJ	
2-4-2000	ADD SIGN, ORIGIN EMBLEM & ORIGIN PETAUL	HKJ	
1-3-2000	RESITE LOT 2 WITHIN RUTLEDGE	HKJ	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONNELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	2 OF 6

LOT	GROSS AREA	NET AREA	MINIMUM LOT SIZE
7	10,274 SF	1,203 SF	8,081 SF
8	12,451 SF	1,344 SF	11,107 SF



LEGEND

- EX STORM DRAIN
- SEWER
- WATER
- EX CONTOUR
- PROP. CONTOUR
- TREELINE
- FOREST CONSERVATION AREA
- WATER HOUSE CONNECTION
- SEWER HOUSE CONNECTION
- STREET LIGHT
- MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND

- SHADE TREE
- EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN WHOSE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 11/5/99
 Chief, Division of Land Development: *[Signature]* Date: 11/9/99
 Chief, Development Engineering Division: *[Signature]* Date: 10/26/99

OWNER/DEVELOPER
 SCARLET OAKS LLC
 3070 OLD COLUMBIA PIKE
 BELLICOTT CITY, MD. 21043
 410-750-1800

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 410-997-5522

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

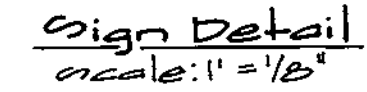
DATE	REVISION	BY	APPR.
12-19-2000	SITED JOHN RUTLEDGE ON LOT 5	HKJ	
11-20-2000	SITED JOHN RUTLEDGE ON LOT 11	HKJ	
11-15-2000	REV GRADING LOT 4 FOR AS-BUILT CONDITIONS 1 REV GRADING LOT 3	HKJ	
9-8-00	SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	HKJ	
7-30-2000	REVOTE LOTS 13, 14, 25, 30 & 31	HKJ	
2-1-2000	ADD JOHN, JOHN ELEV. & JOHN DETAIL	WESJ	
1-3-2000	REVOTE LOT 2 WITH JOHN RUTLEDGE	HKJ	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARRERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONNELLY

SITE DEVELOPMENT PLAN
SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

SCALE	ZONING	G. L. W. FILE No.
1"=30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-00	43	2 OF 6

LOT NO.	GROSS AREA	NET AREA	MINIMUM LOT SIZE
7	10,274 SF	1,293 SF	8,981 SF
8	12,451 SF	1,344 SF	11,107 SF



OPEN SPACE LOT 32
11,892 SF OR 0.27 AC.
(TO BE CONVEYED TO THE HOMEOWNERS ASSOC.)

OPEN SPACE LOT 33
100,781 SF OR 2.30 AC.
(TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION)

LEGEND	
	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

LANDSCAPING LEGEND	
	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177.
ALL TREES SHOWN ON THIS PLAN W/ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 11/5/99
 Chief, Division of Land Development
 Date: 11/4/99
 Chief, Development Engineering Division
 Date: 10/26/99

OWNER/DEVELOPER
 SCARLET OAKS LLC
 3070 OLD COLUMBIA PIKE
 ELICOTT CITY, MD. 21043
 410-750-1800
 9-18-01 REVISED HOUSE ELEVATIONS
 8-30-01 SITED JOHN RUTLEDGE ON LOT G
 01-10-01 SITED JOHN RUTLEDGE ON LOT G

CONTRACT PURCHASER/BUILDER
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 410-997-5522
 4-18-01 REVISED HOUSE ELEVATIONS
 4-18-01 REVISED HOUSE ELEVATIONS
 7-2-01 SITED LAFAYETTE ON LOT 27

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
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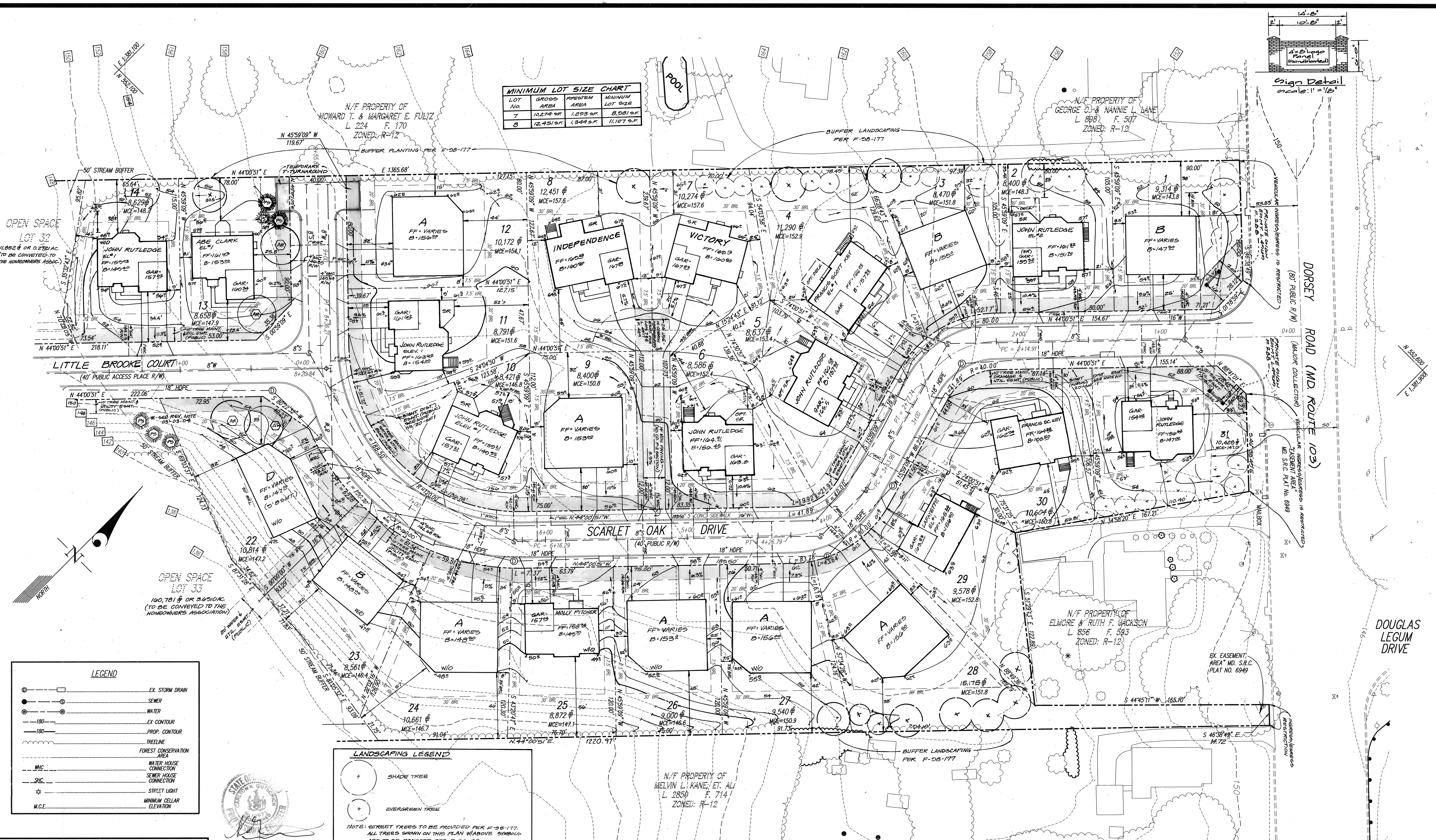
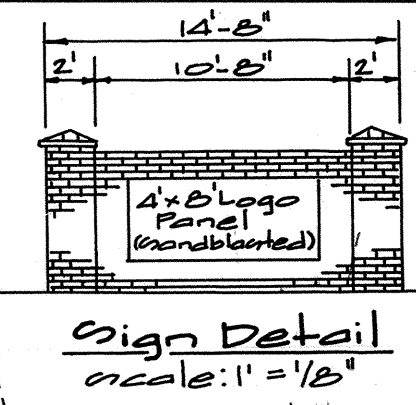
DATE	REVISION	BY	APP'R.
12-15-2000	SITED JOHN RUTLEDGE ON LOT 5	HJK	
11-20-2000	SITED JOHN RUTLEDGE ON LOT 11	HJK	
11-15-2000	REV. GRADING LOT 4 FOR AS-BUILT CONDITIONS & REV. GRADING LOT 3	HJK	
9-8-00	SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13	HJK	
7-30-2000	REVISE LOTS 13, 14, 25, 30 & 31	HJK	
2-4-2000	ADD SIGN, SIGN EIGHT & SIGN DETAIL	HJK	
1-3-2000	REVISE LOT 2 W/JOHN RUTLEDGE	HJK	

PREPARED FOR:
 PATRIOT HOMES
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522
 ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 137294 13930

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	R-12	99014
DATE	TAX MAP - GRID	SHEET
8-05-99	43	2 OF 6

LOT NO.	GROSS AREA	NET AREA	MINIMUM LOT SIZE
7	10,274 SF	1,293 SF	8,981 SF
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	EX. STORM DRAIN
	SEWER
	WATER
	EX. CONTOUR
	PROP. CONTOUR
	TREELINE
	FOREST CONSERVATION AREA
	WATER HOUSE CONNECTION
	SEWER HOUSE CONNECTION
	STREET LIGHT
	MINIMUM CELLAR ELEVATION

	SHADE TREE
	EVERGREEN TREE

NOTE: STREET TREES TO BE PROVIDED PER F-28-177. ALL TREES SHOWN ON THIS PLAN W/ABOVE SYMBOLS ARE TO BE PROVIDED PER F-28-177.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard County Seal

Director: *Chris Hamlett* Date: 11/5/99
 Chief, Division of Land Development: *Chris Hamlett* Date: 11/4/99
 Chief, Development Engineering Division: *David D. ...* Date: 10/26/99

OWNER/DEVELOPER: SCARLET OAKS LLC, 3070 OLD COLUMBIA PIKE, ELLICOTT CITY, MD 21043

CONTRACT PURCHASER/BUILDER: PATRIOT HOMES, 5485 HARRERS FARM ROAD, SUITE 200, COLUMBIA, MD 21044

11-20-2000 SITED JOHN RUTLEDGE ON LOT 1
 11-15-2000 REV. GRADING LOT 1 PER AS-BUILT CONDITIONS & REV. GRADING LOT 3
 9-8-00 SITED JOHN RUTLEDGE ON LOT 14 AND ABE CLARK ON LOT 13
 8-30-00 REVISIONS LOTS 13, 14, 25 & 27
 8-2-00 ADD DIMS, DIMLINES & SIGN DETAIL
 1-3-2000 REVISIONS LOT 2 WINDOW RUTLEDGE

DATE	DESCRIPTION	BY	APP'R.
08-03-04	RELOCATE 9' STREET SIDE EVERGREENS FROM LOT 22 TO ADJACENT OPEN SPACE LOT.	HKJ	HKJ
10-28-01	REV. DIMENSIONS ON LOT 10 FOR FINAL GRADE. CHECK ALSO REV. ADJACENT LOCATION	HKJ	HKJ
7-2-01	SITED LAFAYETTE ON LOT 27	HKJ	HKJ

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.
		HKJ	
		BC	
		HKJ	
		HKJ	
		HKJ	
		HKJ	

PREPARED FOR: PATRIOT HOMES, 5485 HARRERS FARM ROAD, SUITE 200, COLUMBIA, MD 21044. PHONE: (410) 997-5522. ATTN: TERRY CONELLY

SITE DEVELOPMENT PLAN
 SCARLET OAKS
 LOTS 1 THRU 31
 PLAT Nos. 13929 & 13930

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