

# SITE DEVELOPMENT PLAN

## KINGS ARMS

### SECTION 2

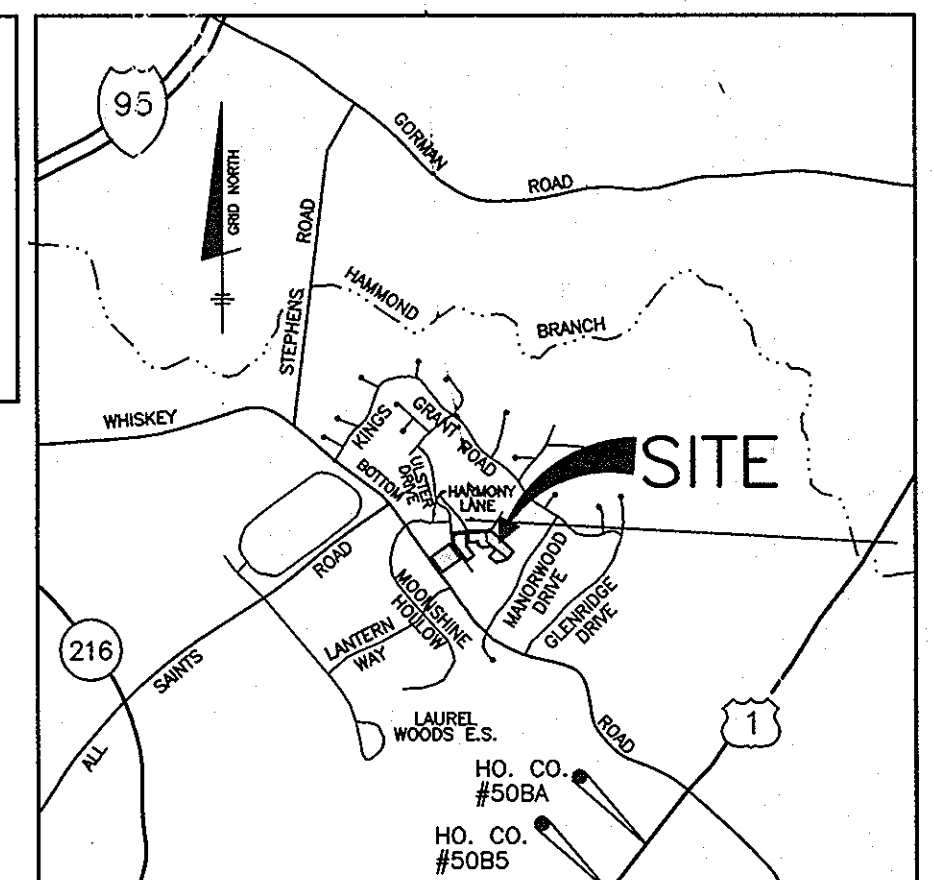
#### LOTS 1-22

### 6th ELECTION DISTRICT

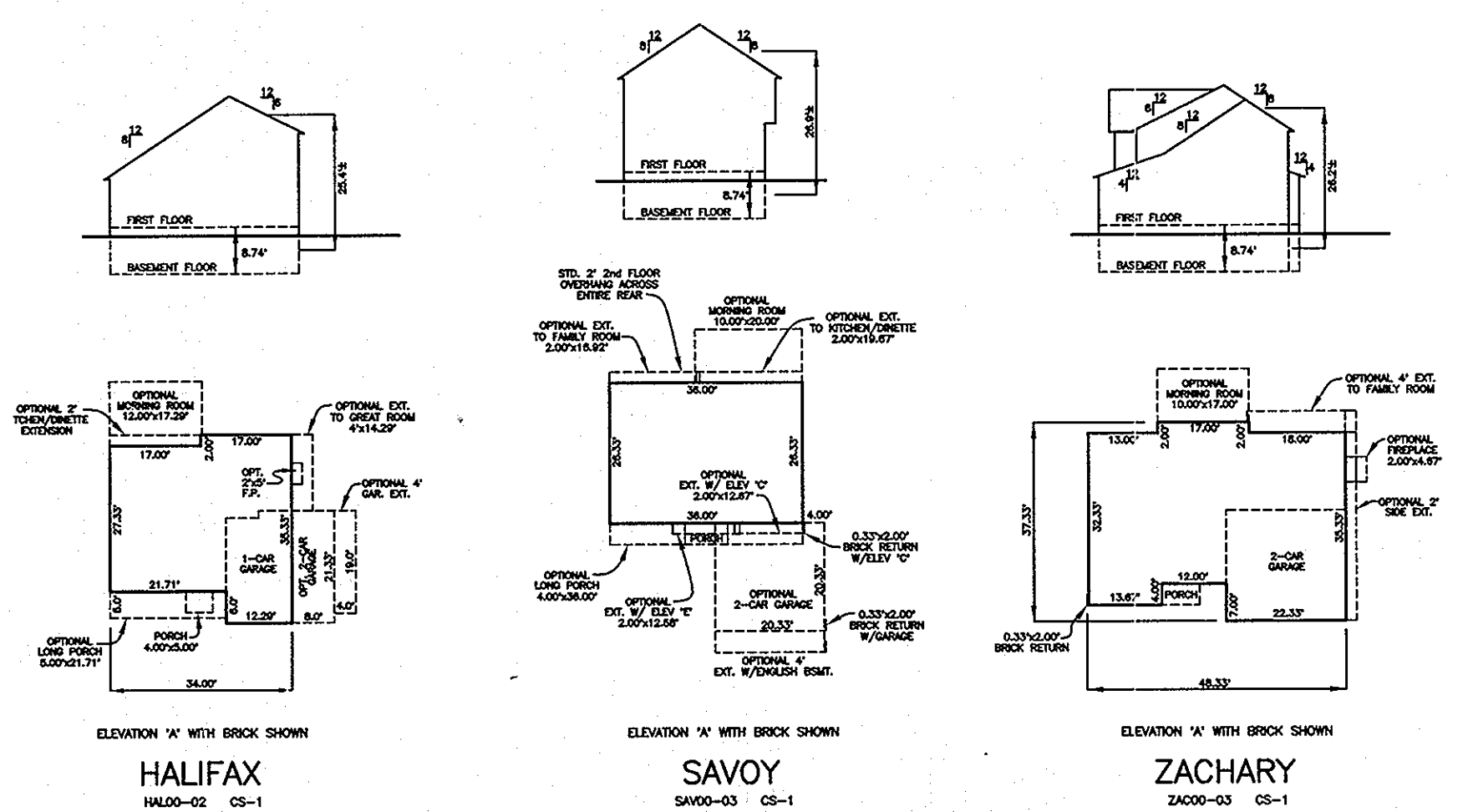
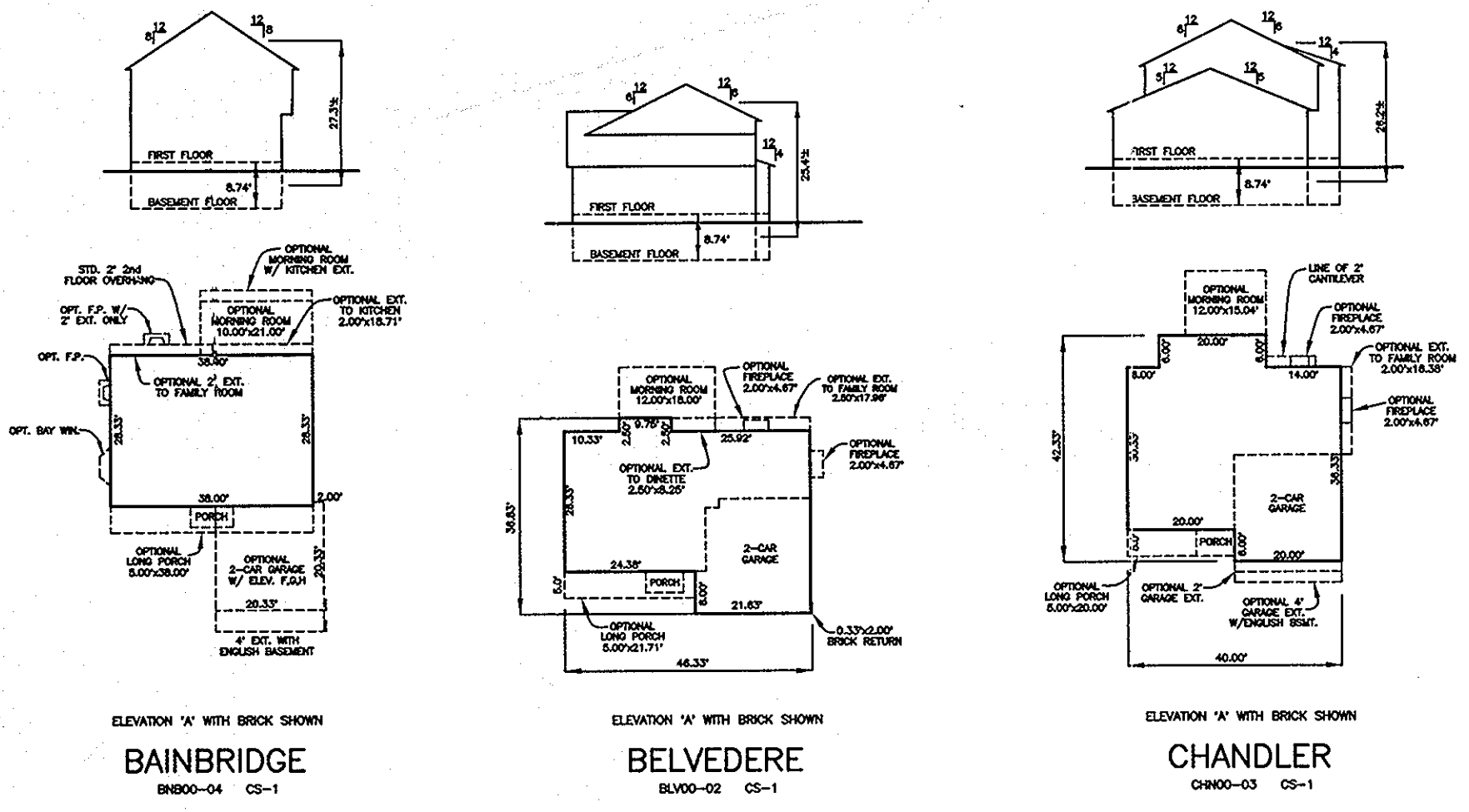
## HOWARD COUNTY, MARYLAND

**BENCH MARKS—(NAD'83)**

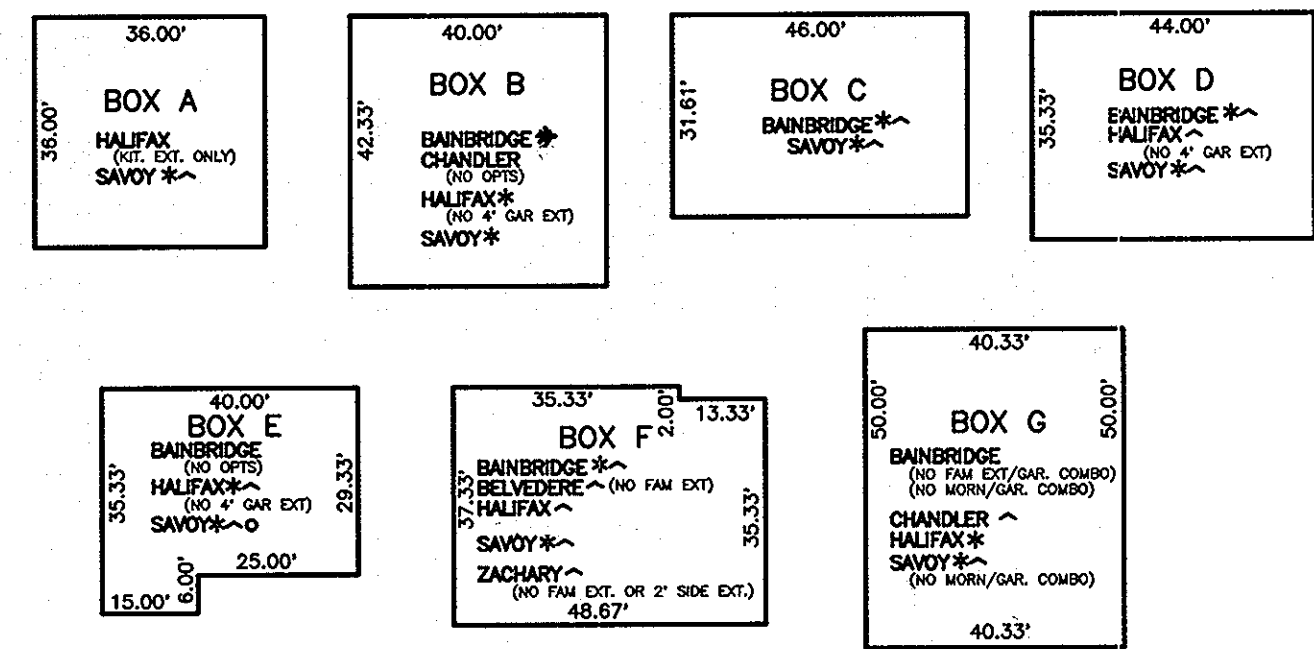
HO. CO. #508A	EL. N/A
STANDARD DISC ON CONC. MONUMENT	
N 527561.6702'	E 1359772.5936'
HO. CO. #5085	EL. 178.242'
STANDARD DISC ON CONC. MONUMENT	
N 524999.3640'	E 1357925.6751'



VICINITY MAP  
SCALE: 1" = 2000'

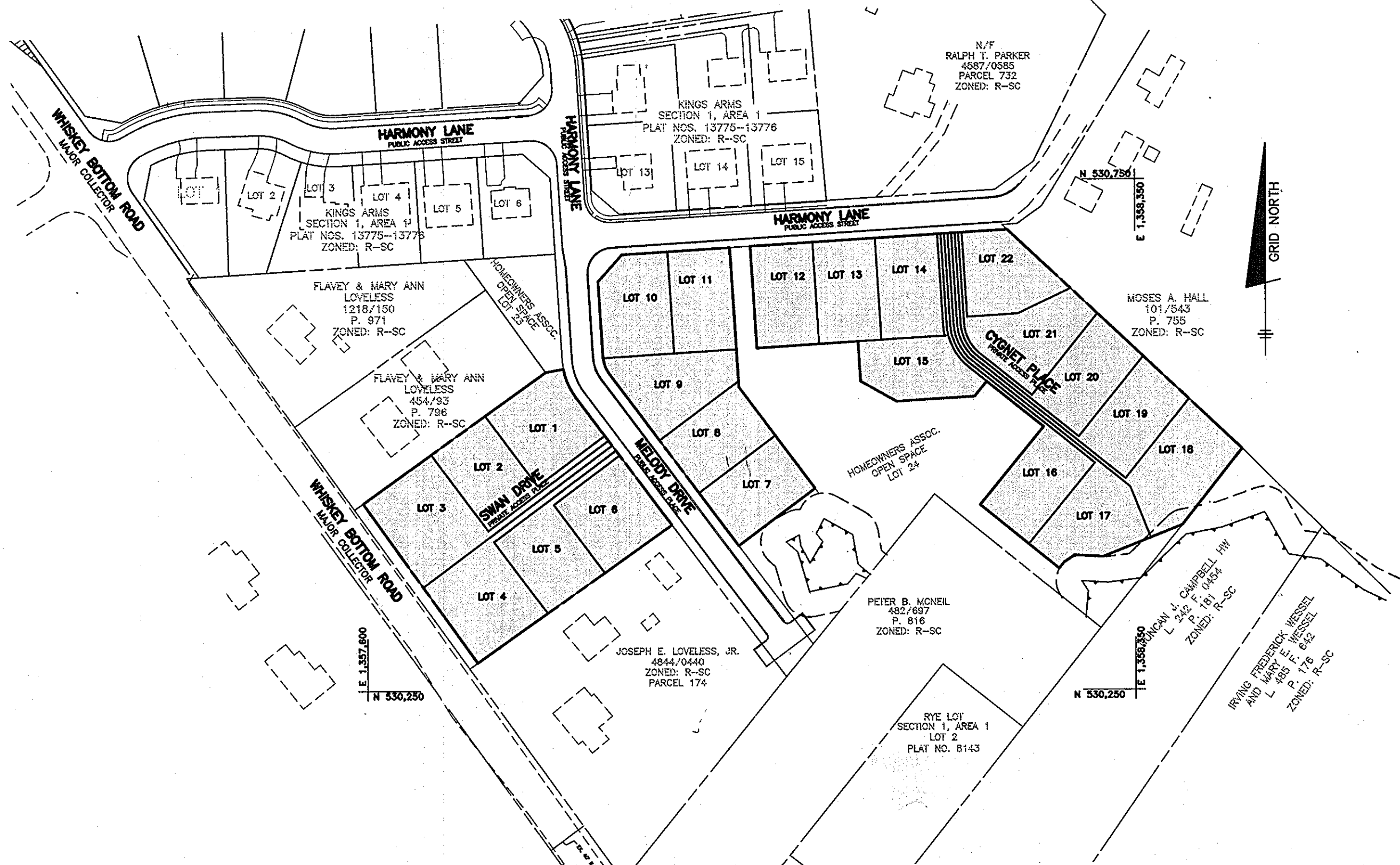


HOUSE FOOTPRINTS  
SCALE: 1" = 30'



\*NO 2-CAR GARAGE  
~NO MORNING ROOM  
○NO FRONT EXT'S WITH REAR EXT.

GENERIC BOX  
SCALE: 1" = 30'



PLAN VIEW  
SCALE: 1" = 100'

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS 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.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-01-130. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 508A AND 5085.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS #24-3959-D AND ROAD CONSTRUCTION PLANS F-01-130. IF NECESSARY, CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH SDP GRADES.
- STORMWATER MANAGEMENT IS PROVIDED FOR THESE LOTS UNDER ROAD CONSTRUCTION PLANS F-01-130 BY MEANS OF EXTENDED DETENTION. THE STORMWATER MANAGEMENT FACILITY IS PRIVATELY OWNED AND MAINTAINED. LOTS 16 THRU 20 WILL HAVE PRIVATE DRYWELLS FOR WATER QUALITY.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, STEEP SLOPES OR 100-YEAR FLOODPLAIN LOCATED WITHIN THIS LIMIT OF SUBMISSION.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS; PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- WOB INDICATES WINDOW BASEMENT.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-99-23 P-00-14 F-01-130
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR DRIVEWAY ENTRANCE DETAIL SEE HOWARD COUNTY STANDARD DETAILS R-6.03 & R-6.05.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A SECOND CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG INTO THE PRIVATE ACCESS PLACE DRIVEWAY (18" MINIMUM CLEARANCE).
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE-AND-OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
  - GEOMETRY - MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. STREET TREES, SWM AND PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-01-130. SURETY FOR ALL PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS PLACE EASEMENT FOR SWAN DRIVE (LOTS 1-8) HAVE BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 6262 AT FOLIO 0597. THE MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS PLACE EASEMENT FOR CYGNET PLACE (LOTS 15-21) HAVE BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND IN LIBER 6262 AT FOLIO 0501.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL LOTS AS SHOWN ON THIS SITE DEVELOPMENT PLAN WITHIN FIVE YEARS OF SIGNATURE APPROVAL OF THIS PLAN.

**SITE ANALYSIS DATA CHART**

A.) TOTAL PROJECT AREA	3.48 AC. (151,858 S.F.)
B.) AREA OF THIS PLAN SUBMISSION	SAME AS ABOVE
C.) APPROXIMATE LIMIT OF DISTURBANCE	3.15 AC.
D.) PRESENT ZONING	R-SC RESIDENTIAL SINGLE FAMILY DETACHED UNITS
E.) PROPOSED USE OF SITE:	
F.) FLOOR SPACE PER LOT	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	22
H.) TOTAL NUMBER OF UNITS PROPOSED	22
I.) MAXIMUM NUMBER OF EMPLOYEES PER USE	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGULATIONS	N/A
K.) NUMBER OF PARKING SPACES PROVIDED	N/A
L.) OPEN SPACE ON-SITE PERCENTAGE OF GROSS AREA	0%
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED PERCENTAGE OF GROSS AREA	0.00 AC.
N.) AREA OF RECREATIONAL OPEN SPACE PROVIDED PERCENTAGE OF GROSS AREA	0%
O.) BUILDING COVERAGE OF SITE PERCENTAGE OF GROSS AREA	N/A
P.) APPLICABLE DPZ FILE REFERENCES:	S-99-23, P-00-14, F-01-130 CONTRACT # 24-3959-D
Q.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC _____ PRIVATE

**SHC TABLE**

LOT NO.	MIN. CELLAR	SHC INV.
1	280.85	276.97
2	281.06	277.32
3	281.99	278.03
4	282.15	278.21
5	281.46	277.78
6	281.01	277.21
7	279.31	275.39
8	278.77	274.77
9	277.75	273.85
10	276.99	273.29
11	276.99	272.99
12	276.54	272.58
13	276.24	272.28
14	275.98	272.02
15	275.85	271.99
16	270.39	266.65
17	268.63	264.85
18	264.60	260.99
19	269.13	265.35
20	271.05	267.33
21	272.55	268.48
22	276.08	272.24

**ADDRESS CHART**

LOT No.	STREET ADDRESS	LOT No.	STREET ADDRESS
1	9900 SWAN DRIVE	12	9919 HARMONY LANE
2	9904 SWAN DRIVE	13	9915 HARMONY LANE
3	9908 SWAN DRIVE	14	9911 HARMONY LANE
4	9909 SWAN DRIVE	15	9006 CYGNET PLACE
5	9905 SWAN DRIVE	16	9014 CYGNET PLACE
6	9901 SWAN DRIVE	17	9018 CYGNET PLACE
7	9013 MELODY DRIVE	18	9019 CYGNET PLACE
8	9009 MELODY DRIVE	19	9015 CYGNET PLACE
9	9005 MELODY DRIVE	20	9011 CYGNET PLACE
10	9929 HARMONY LANE	21	9007 CYGNET PLACE
11	9925 HARMONY LANE	22	9901 HARMONY LANE

**SHEET INDEX**

NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT AND GRADING PLAN
3	SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT

*[Signature]*  
DIRECTOR

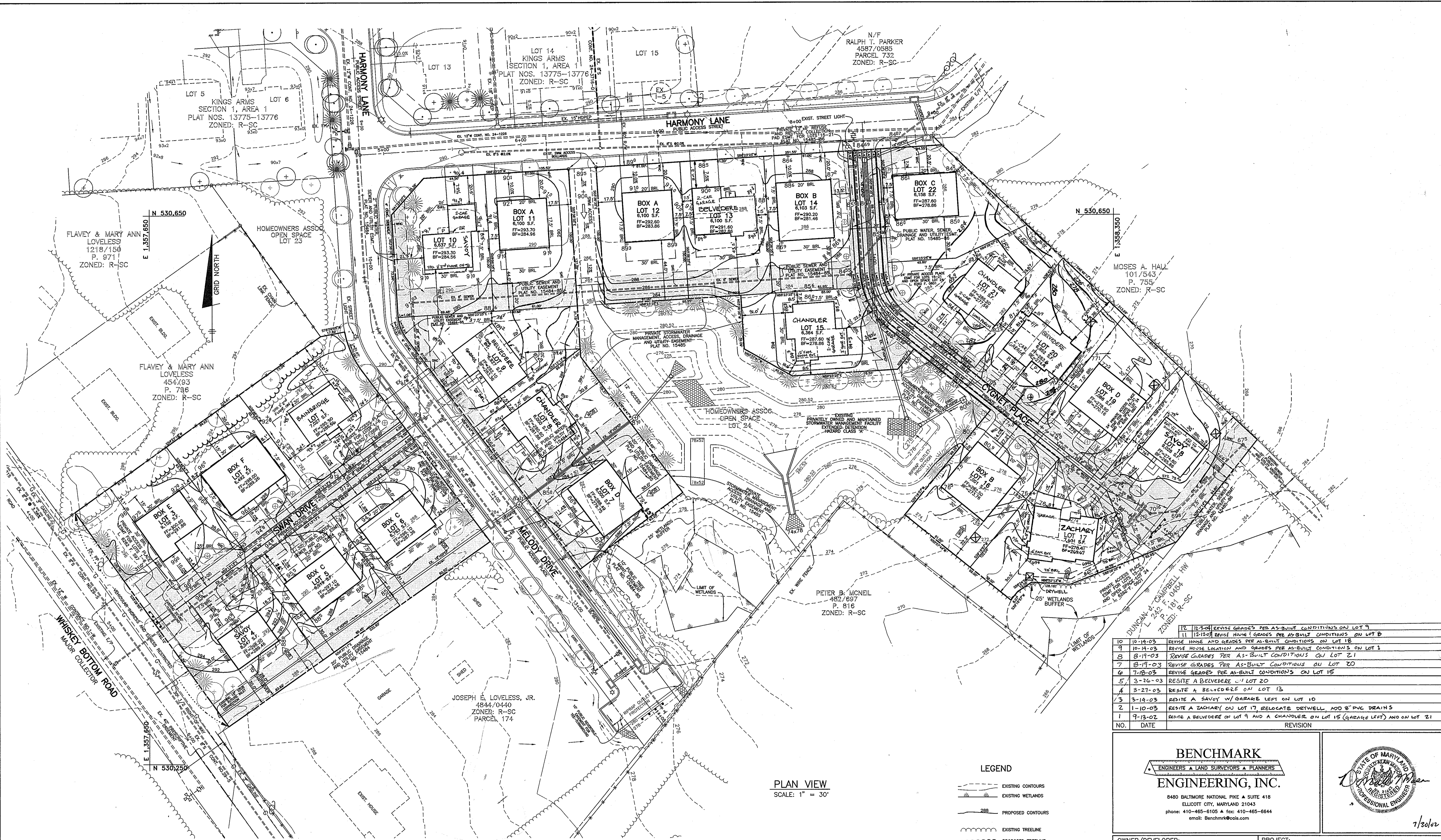
DATE: 8/13/02

DATE: 8/15/02

CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF HOUSE TO ENSURE PROPER SHC SLOPES CAN BE MAINTAINED.

<p><b>BENCHMARK</b> ENGINEERS - LAND SURVEYORS &amp; PLANNERS <b>ENGINEERING, INC.</b></p> <p>8480 BALTIMORE NATIONAL PIKE &amp; SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-6844</p>		<p>NO. DATE REVISION</p>																						
<p>OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT: <b>KINGS ARMS</b> SECTION 2 LOTS 1 - 22</p>	<p>LOCATION: TAX MAP: 47, GRID: 22 PARCEL: 174, 496 &amp; P/O 732 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>																						
<p>BUILDER: RYAN HOMES OWINGS MILLS COMMERCE CENTER SUITE 128 11460 CRONRIDGE DRIVE OWINGS MILLS, MARYLAND 21117</p>	<p>TITLE: <b>SITE DEVELOPMENT PLAN</b> TITLE SHEET</p> <p>S-99-23 P-00-14 F-01-130</p>	<p>DATE: AUGUST, 2002 PROJECT NO. 1531</p> <p>SCALE: AS SHOWN SHEET 1 OF 4</p>																						
<p>DESIGN: DBT DRAFT: DBT CHECK: DAM</p>	<p>PERMIT INFORMATION CHART</p> <table border="1"> <tr> <td>SUBDIVISION NAME:</td> <td>KINGS ARMS</td> </tr> <tr> <td>SECTION/AREA:</td> <td>SECTION 2 LOTS 1-22</td> </tr> <tr> <td>LOT/PARCEL #:</td> <td>174, 496 &amp; P/O 732</td> </tr> <tr> <td>PLAT No.:</td> <td>15483-15486</td> </tr> <tr> <td>GRID No.:</td> <td>22</td> </tr> <tr> <td>ZONE:</td> <td>R-SC</td> </tr> <tr> <td>TAX MAP:</td> <td>47</td> </tr> <tr> <td>ELECTION DISTRICT:</td> <td>6th</td> </tr> <tr> <td>CENSUS TRACT:</td> <td>6069.03</td> </tr> <tr> <td>WATER CODE:</td> <td>C-03</td> </tr> <tr> <td>SEWER CODE:</td> <td>7270000</td> </tr> </table>	SUBDIVISION NAME:	KINGS ARMS	SECTION/AREA:	SECTION 2 LOTS 1-22	LOT/PARCEL #:	174, 496 & P/O 732	PLAT No.:	15483-15486	GRID No.:	22	ZONE:	R-SC	TAX MAP:	47	ELECTION DISTRICT:	6th	CENSUS TRACT:	6069.03	WATER CODE:	C-03	SEWER CODE:	7270000	<p>OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p> <p>BUILDER: RYAN HOMES OWINGS MILLS COMMERCE CENTER SUITE 128 11460 CRONRIDGE DRIVE OWINGS MILLS, MARYLAND 21117</p> <p>DESIGN: DBT DRAFT: DBT CHECK: DAM</p>
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PLAN VIEW  
SCALE: 1" = 30'

- LEGEND**
- - - - - EXISTING CONTOURS
  - ~~~~~ EXISTING WETLANDS
  - PROPOSED CONTOURS
  - ~~~~~ EXISTING TREELINE
  - ~~~~~ PROPOSED TREELINE
  - ⊗ EXISTING TREES INSTALLED UNDER F-01-130
  - ⊗ DRYWELL LOCATION
  - ⊕ FIRE HYDRANT LOCATION

NO.	DATE	REVISION
10	10-14-03	REVISE HOME AND GRADES PER AS-BUILT CONDITIONS ON LOT 9
11	12-12-03	REVISE HOME AND GRADES PER AS-BUILT CONDITIONS ON LOT 9
9	10-14-03	REVISE HOME LOCATION AND GRADES PER AS-BUILT CONDITIONS ON LOT 18
8	8-19-03	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 21
7	8-19-03	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 20
6	7-18-03	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 15
5	3-26-03	RESITE A BELVEDERE ON LOT 20
4	3-27-03	RESITE A BELVEDERE ON LOT 13
3	3-14-03	RESITE A ZACHARY W/ GARAGE LEFT ON LOT 10
2	1-10-03	RESITE A ZACHARY ON LOT 17, RELOCATE DRYWELL, ADD 8" PVC DRAINS
1	9-13-02	RESITE A BELVEDERE ON LOT 9 AND A CHANDLER ON LOT 15 (GARAGE LEFT) AND ON LOT 21

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
phone: 410-465-6105 • fax: 410-465-6644  
email: Benchmark@aol.com

7/30/02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Howard County Seal*  
DATE: 8/2/02

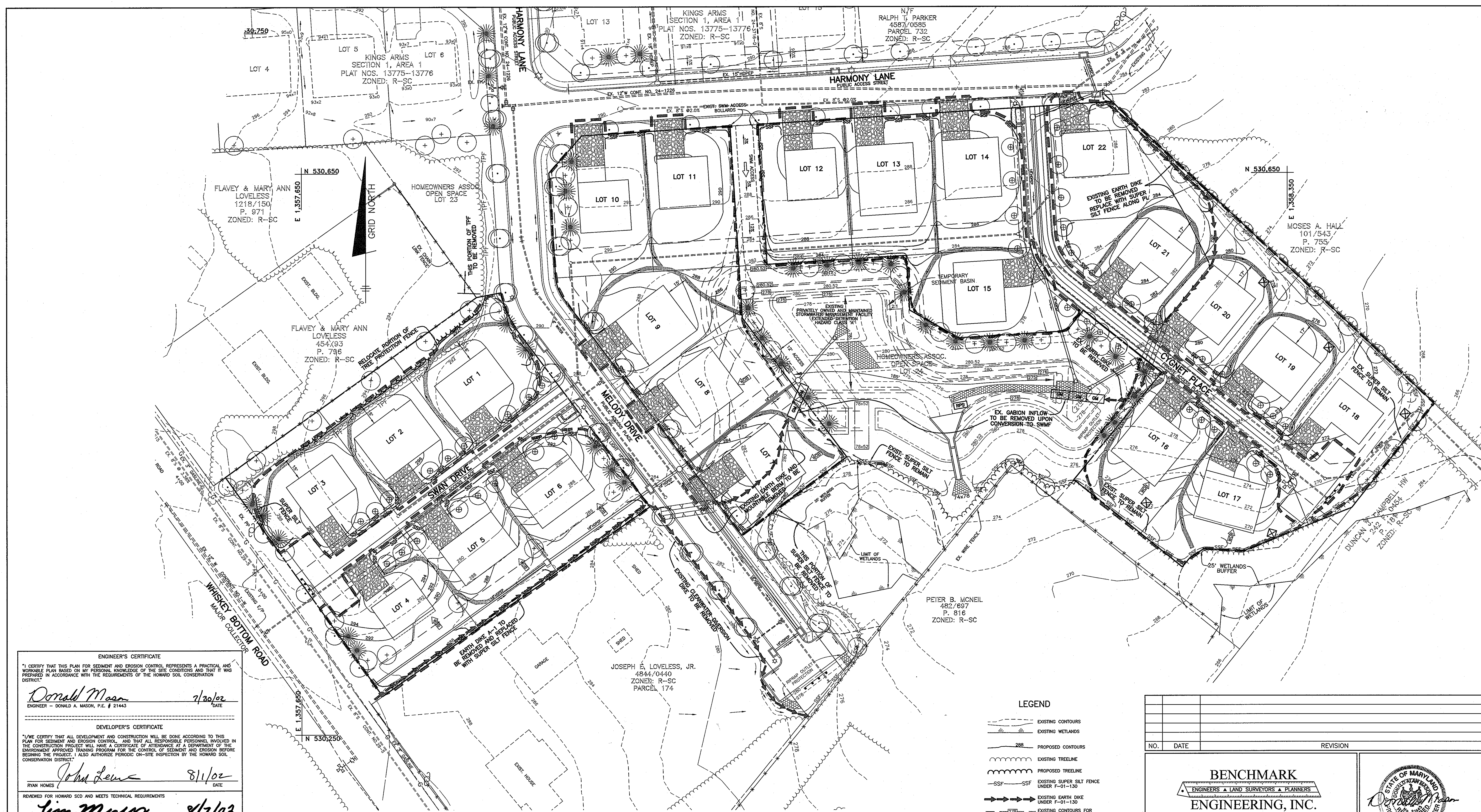
*Chief Development Engineering Division*  
DATE: 8/13/02

*Chief, Division of Land Development*  
DATE: 8/15/02

*Director*  
DATE: 8/15/02

<b>OWNER/DEVELOPER:</b> SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	<b>PROJECT:</b> <b>KINGS ARMS</b> SECTION 2 LOTS 1-22
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<b>DESIGN:</b> DBT <b>DRAFT:</b> DBT <b>CHECK:</b> DAM	<b>TITLE:</b> SITE DEVELOPMENT AND GRADING PLAN F-99-23 P-00-14 F-01-130 <b>DATE:</b> AUGUST, 2002 <b>PROJECT NO.:</b> 1531 <b>SCALE:</b> AS SHOWN <b>SHEET:</b> 2 OF 4





**ENGINEER'S CERTIFICATE**  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION 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.  
*Donald Maer* 7/30/02  
 ENGINEER - DONALD A. MAER, P.E. # 21443

**DEVELOPER'S CERTIFICATE**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John Lewis* 8/1/02  
 RYAN HOMES

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
*Jim Meyer* 8/7/02  
 USF - NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John Robertson* 8/7/02  
 HOWARD SCD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*John D. ...* 8/1/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Cindy ...* 8/13/02  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*David ...* 8/15/02  
 DIRECTOR

**PLAN VIEW**  
 SCALE: 1" = 30'

**NOTE:**  
 LOTS 7, 8, 9, 12, 13 AND 15 HAVE GRADING ASSOCIATED WITH THE TEMPORARY SEDIMENT TRAP. WHILE CONSTRUCTION OF THE HOUSES ON THESE LOTS IS STILL POSSIBLE, IT SHOULD BE NOTED THAT ADDITIONAL GRADING ON THESE LOTS WILL BE NECESSARY IN ORDER TO CONVERT THE TRAP TO THE PERMANENT SWMF.

- LEGEND**
- - - - - EXISTING CONTOURS
  - ||||| EXISTING WETLANDS
  - 288 — PROPOSED CONTOURS
  - ~~~~~ EXISTING TREELINE
  - ~~~~~ PROPOSED TREELINE
  - SSF-SSF- EXISTING SUPER SILT FENCE UNDER F-01-130
  - - - - - EXISTING EARTH DIKE UNDER F-01-130
  - [ ] - EXISTING CONTOURS FOR SEDIMENT TRAP UNDER F-01-130
  - ⊕ EXISTING TREES INSTALLED UNDER F-01-130
  - SF - PROPOSED SILT FENCE
  - SSF - PROPOSED SUPER SILT FENCE
  - X - PROPOSED TREE PROTECTION FENCE
  - - - - - PROPOSED LIMIT OF DISTURBANCE
  - ▨ EROSION CONTROL MATTING
  - ▨ STABILIZED CONSTRUCTION ENTRANCE

NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-465-6105 & fax: 410-465-6644  
 email: Benchmark@eol.com

7/30/02

<b>OWNER/DEVELOPER:</b> SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	<b>PROJECT:</b> <b>KINGS ARMS</b> SECTION 2 LOTS 1-22
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<b>DATE:</b> AUGUST, 2002	<b>PROJECT NO.:</b> 1531
<b>SCALE:</b> AS SHOWN	<b>SHEET</b> 3 <b>OF</b> 4

**\*\*THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY\*\***

