

SITE DEVELOPMENT PLAN RICE PROPERTY

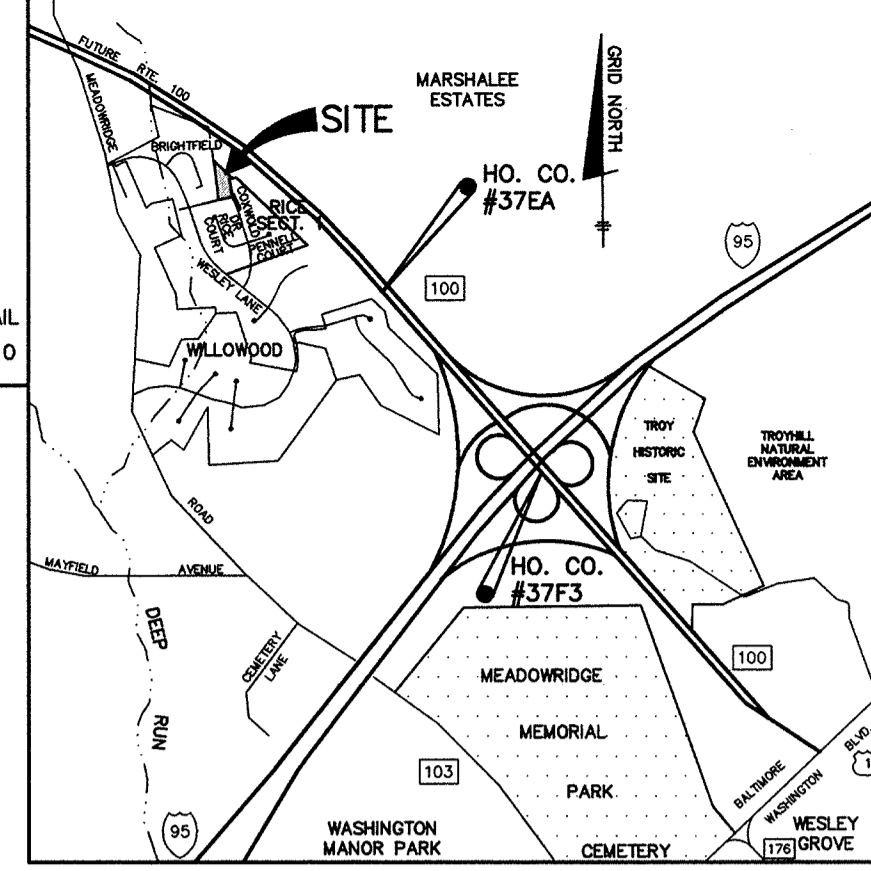
SECTION 2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ADDRESS CHART	
LOT No.	STREET ADDRESS
1	6449 COXWOLD DRIVE
2	6453 COXWOLD DRIVE
3	6457 COXWOLD DRIVE
4	6461 COXWOLD DRIVE

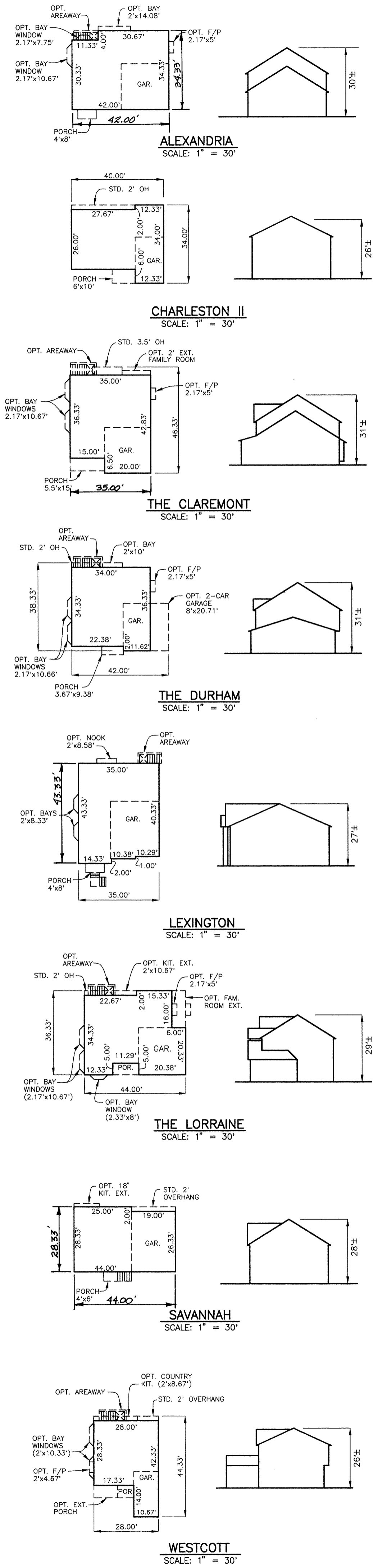
SHC TABLE		
NO.	MIN. CELLAR	SHC INV.
1	359.0	354.7
2	361.1	356.9
3	362.5	358.3
4	363.3	358.8

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

BENCH MARKS NAD 83
 HO. CO. #37F3 ELEV. 248.11
 CONC. MONUMENT 18.86' NORTHEAST OF EASTERN EDGE OF E.B. ROUTE 100, 34.65' NORTHEAST OF I-95 BRIDGE ABUTMENT N 557269.188 E 1378631.058
 HO. CO. #37EA ELEV. 291.77
 CONC. MONUMENT 16.7' NORTHEAST OF EASTERN EDGE OF E.B. ROUTE 100, 28.1' N.W. OF X-CUT IN BOLT OF MEDIAN GUARD RAIL N 559149.100 E 1376916.210



VICINITY MAP
SCALE: 1" = 2000'



MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	9,659 S.F.	880 S.F.	8,779 S.F.
2	9,468 S.F.	1,227 S.F.	8,241 S.F.
3	9,561 S.F.	1,590 S.F.	7,971 S.F.
4	10,402 S.F.	1,869 S.F.	8,533 S.F.

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA**
- PRESENT ZONING: R-SC
 - APPLICABLE DPZ FILE REFERENCES: WP-97-83, BA-3380, F-93-124, P-93-03, S-90-07, F-98-03
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC PRIVATE

AREA TABULATION

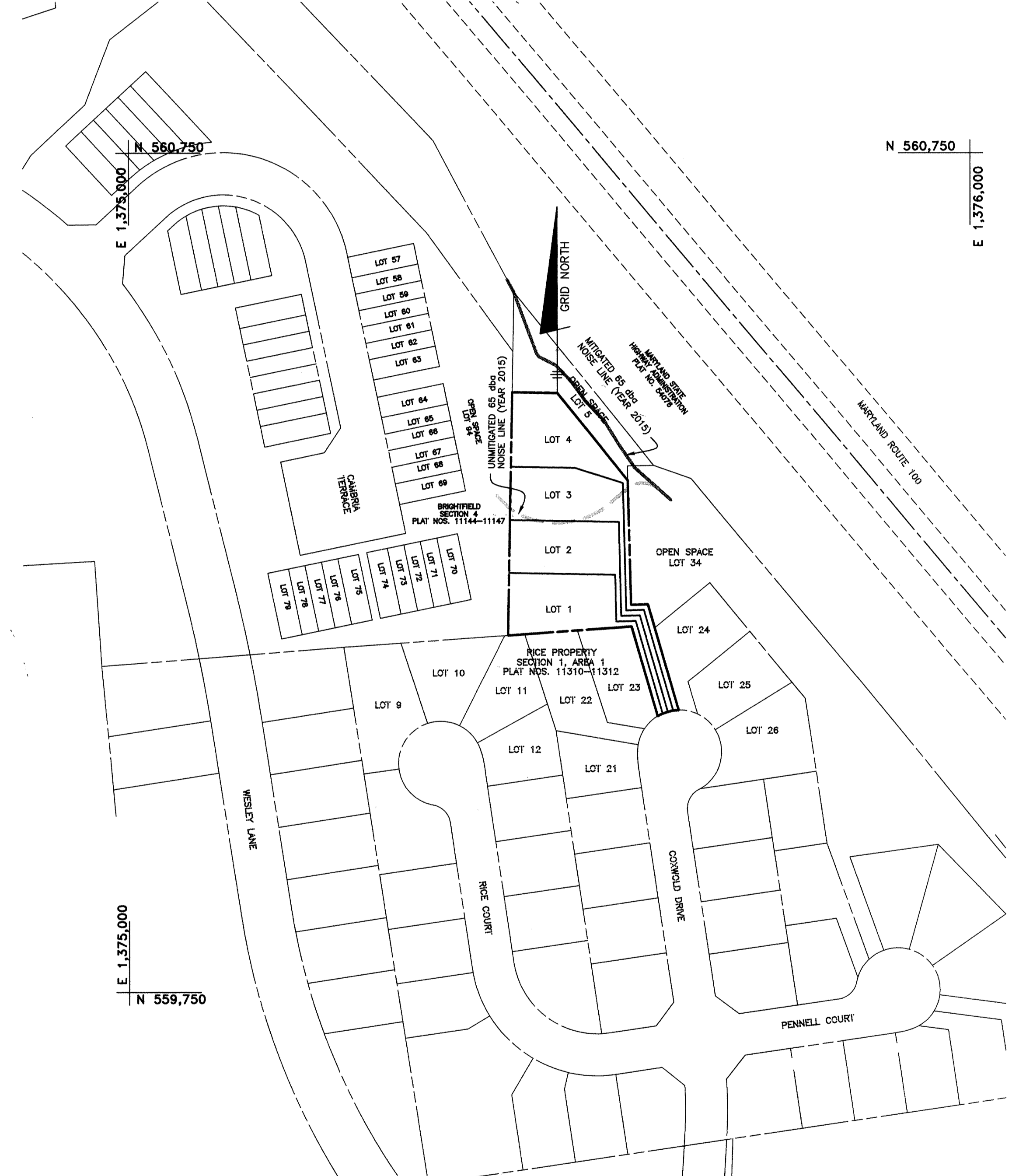
1.) TOTAL PROJECT AREA	1.13 AC.
2.) AREA OF THIS PLAN SUBMISSION	0.90 AC.
3.) APPROXIMATE LIMIT OF DISTURBANCE	0.72 AC.
4.) TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT(S)	4
5.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	4
6.) OPEN SPACE ON-TOTAL SITE PERCENTAGE OF GROSS AREA	20.4%
7.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A
8.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	N/A

HOUSE REVISION (RESITE) REQUIRED WHEN THE FOLLOWING OCCURS:

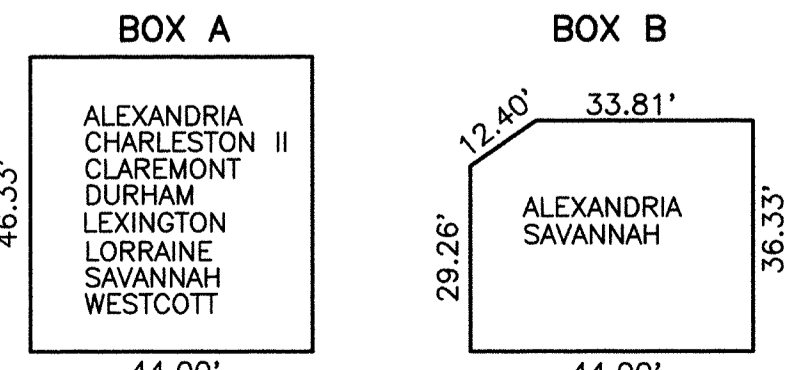
- ADD OR DELETE A HOUSE TYPE.
- CHANGE A DRIVEWAY LOCATION FROM FRONT LOADED TO A SIDE LOADED GARAGE.
- "FLIP" THE HOUSE SO THAT THE GARAGE AND DRIVEWAY ARE OPPOSITE TO WHAT THE APPROVED SDP SHOWS.
- CHANGE THE ELEVATION OF HOUSE 1 (ONE) FOOT (PLUS OR MINUS).
- TO CHANGE THE GRADING FROM IN-GROUND BASEMENT TO A WALKOUT BASEMENT.

GENERAL NOTES

- 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.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-98-03. CONTOUR INTERVAL IS 2 FEET.
- HORIZONTAL AND VERTICAL DATUM ARE NAD '83 - MONUMENTS 37F3 AND 37EA.
- ALL ROADWAYS ARE PUBLIC.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM CONTRACT DRAWINGS 14-3650-D AND ROAD CONSTRUCTION PLANS F-98-03. IF NECESSARY, CONTRACTOR SHALL ADJUST ALL TOP ELEVATIONS TO MATCH SDP GRADES.
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED OFFSITE UNDER ROAD CONSTRUCTION PLANS F-92-82, WILLOWOOD SECTION 3 AREA 1.
- SECTION 128 OF THE ZONING REGULATIONS ALLOWS PORCHES OR DECKS, OPEN OR CLOSED, NOT TO PROJECT MORE THAN 10 FEET INTO THE REQUIRED FRONT OR REAR YARD BUILDING RESTRICTION LINES.
- WOB** INDICATES WALKOUT BASEMENT.
- THERE IS NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, OR FLOODPLAIN ON THIS SITE.
- PREVIOUS HOWARD COUNTY FILE NOS. WP-97-83, BA-3380, F-93-124, P-93-03, S-90-07, F-98-03
- MAINTENANCE AGREEMENT FOR USE-IN-COMMON DRIVEWAYS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY FOR LOTS 1-4 IN LIBER 4262 AT FOLIO 021.
- 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.
- FOR EASEMENT, LOT SIZE AND OTHER RELATED INFORMATION REFER TO PLAT NO. 13224.
- HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
- DRIVEWAY SLOPES SHOWN ARE AVERAGE. THE SLOPE AT THE OUTSIDE EDGES COULD BE FLATTER OR STEEPER DEPENDING ON GRADE OF ROADWAY.
- 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 PIPESTEM LOT DRIVEWAY.
- STREET TREES AND PERIMETER LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH APPROVED F-98-03.
- THE 0.4 AC. FOREST CONSERVATION OBLIGATION HAS BEEN MET BY OFF-SITE PLANTING ON LYNDONBROOK, F-97-165.



PLAN
SCALE: 1" = 100'



GENERIC BOXES
SCALE: 1" = 30'

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT & EROSION CONTROL PLAN AND NOTES

PERMIT INFORMATION CHART					
SUBDIVISION: RICE PROPERTY SECTION 2 LOTS 1 THRU 4					
SECTION	PARCEL #	PREVIOUS FILE: WP-97-83, BA-3380, F-93-124 P-93-03, S-90-07, F-98-03			
PLAT No	BLOCK No.	ZONE	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
13224	10	R-SC	37	1st	6011.01
WATER CODE D06			SEWER CODE 2610000		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Richard Blouel
CHIEF, DIVISION OF LAND DEVELOPMENT

Donald Mason
DATE: 12/10/98

Richard Blouel
DATE: 12/31/98

Donald Mason
DATE: 1/4/99

NO.	DATE	REVISION

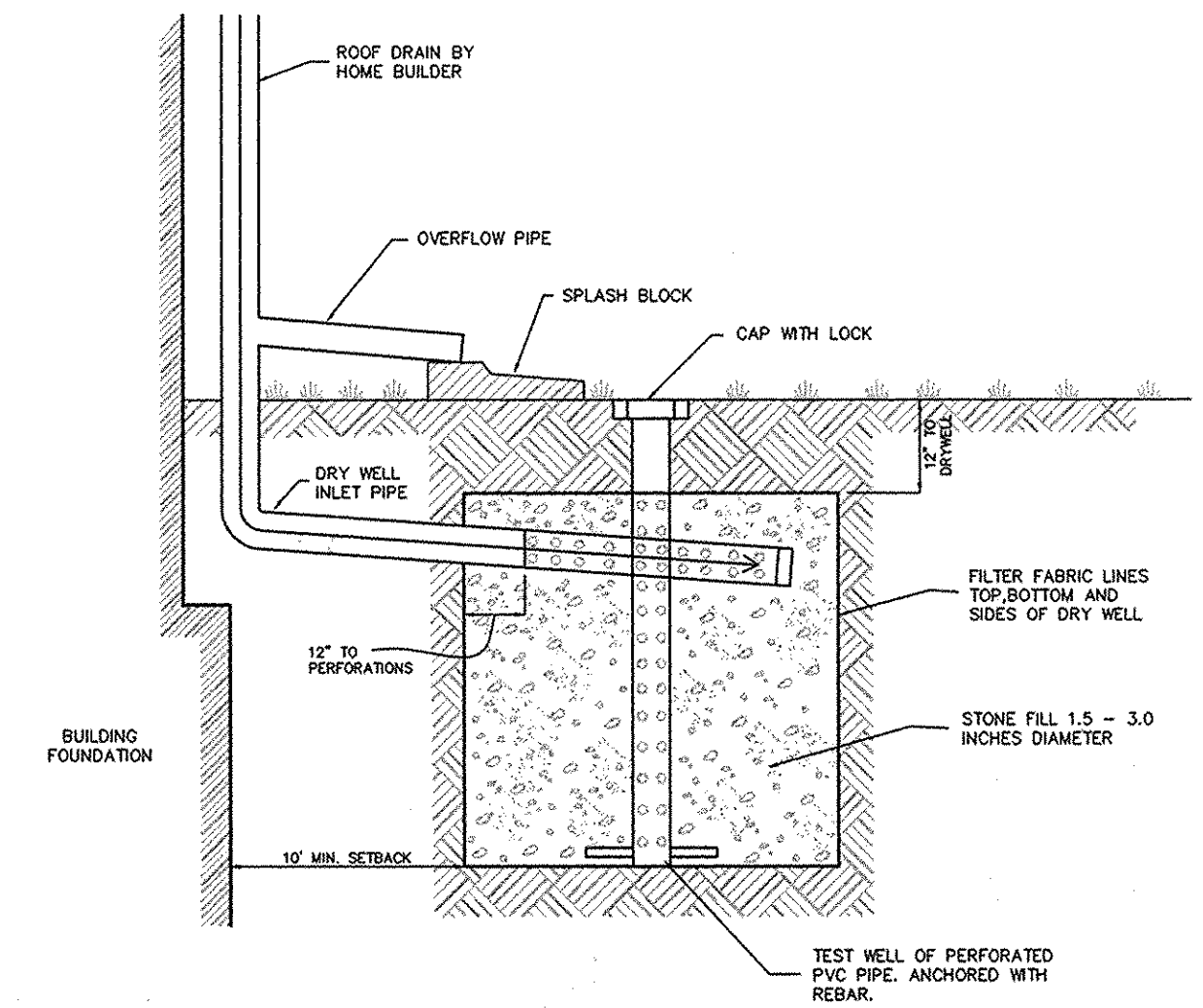
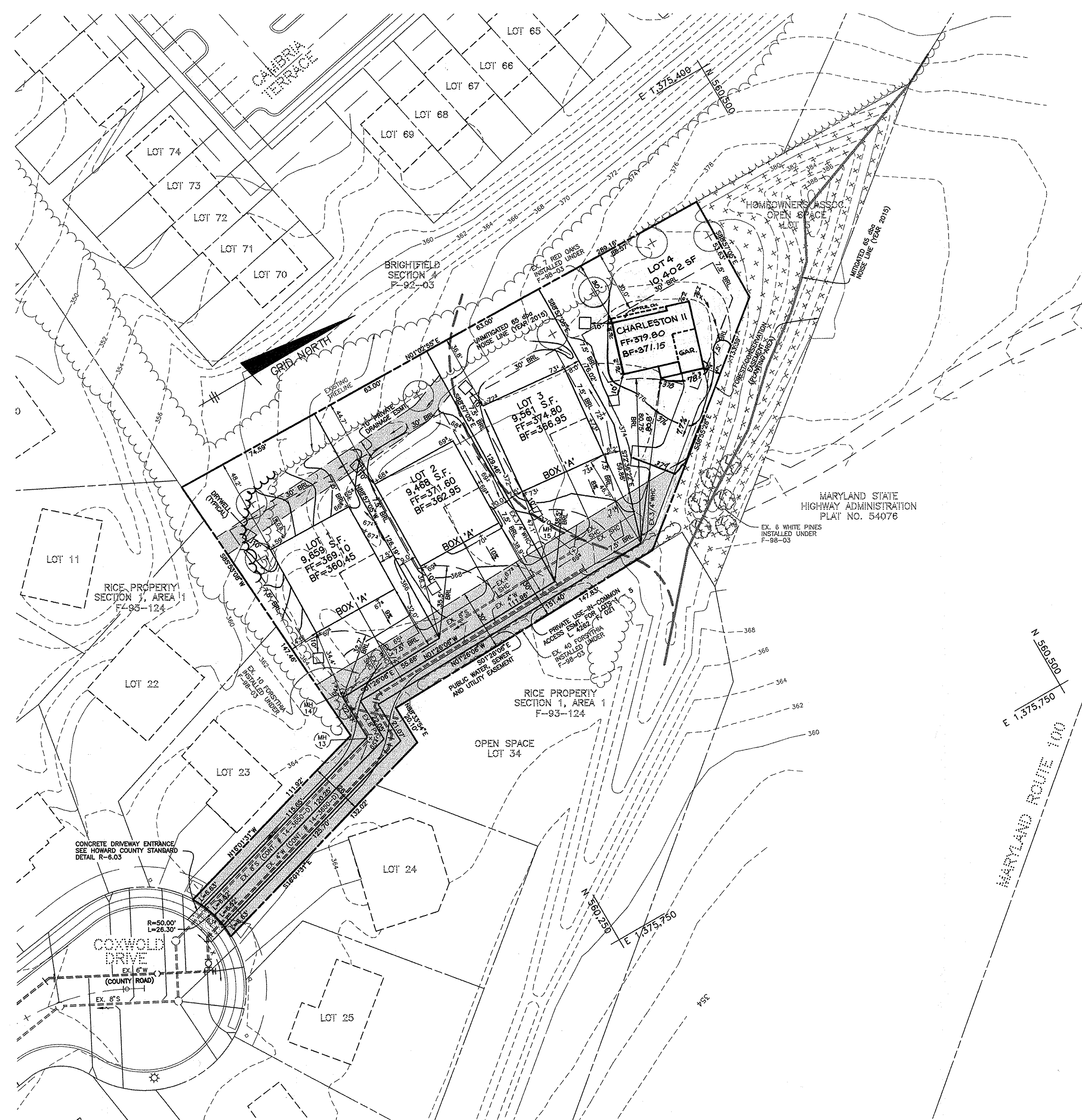
BENCHMARK ENGINEERING INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

BUILDER:	PROJECT: RICE PROPERTY SECTION 2
CORNERSTONE HOMES 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	LOCATION: TAX MAP 37 - PARCELS 517 & P/O 432 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER:	TITLE: TITLE SHEET
SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	WP-97-83, BA-3380, F-93-124, P-93-03, S-90-07, F-98-03
DATE: SEPTEMBER, 1998	PROJECT NO. 1190
DATE: DECEMBER, 1998	SCALE: AS SHOWN
DES:GWF/DBT DRAFT:MCR/DBT CHECK: DAM	SHEET 1 OF 3



DRY WELL DETAIL
 (DIMENSION: 5' x 5' x 4.5' DEEP)
 NOT TO SCALE

NOTE:
 DOWNSPOUTS FROM ROOF DRAINS SHALL DISCHARGE INTO DRYWELLS AS PER DETAIL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Richard Blouel 12/18/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Richard Blouel 12/31/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James Butler 1/4/99
 DIRECTOR DATE

2	5/7/99	RESITE LOT 4, RAISE F.F. AND GRADE.
1	2/17/99	SITE CHARLESTON II ON LOT 4, RECONFIGURE DRIVE, REVISE GRADING
NO.	DATE	REVISION

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TITLE: SITE DEVELOPMENT PLAN WP-97-83, BA-338D, F-93-124, P-93-03, S-90-07, F-98-03	DATE: SEPTEMBER, 1998 DECEMBER, 1998
DES:GWF/DBT DRAFT:MCR/DBT CHECK: DAM	PROJECT NO. 1190 SCALE: 1" = 30' SHEET 2 OF 3