



VICINITY MAP  
SCALE: 1"=2000'  
HOWARD COUNTY MAP PAGE: 19 GRID: K-9 & 10



PLAN  
SCALE: 1"=50'

GENERAL NOTES

- 1.) ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- 2.) PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- 3.) TRACT BOUNDARY ESTABLISHED BY DEED.
- 4.) TOPOGRAPHY TAKEN FROM THE LATEST 200' SCALE COUNTY TOPO MAPS.
- 5.) HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-27 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 1841004 & 1941001.
- 6.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE 2, 1997.
- 7.) TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATE JULY, 1997.
- 8.) FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. DATED JUNE 2, 1997.
- 9.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- 10.) NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS PERMITTED BY THE DEPARTMENT OF PLANNING AND ZONING.
- 11.) MINIMUM BUILDABLE LOT SIZE SHALL BE 6,000 SQUARE FEET.
- 12.) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- 13.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. ALL FACILITIES TO BE CLASS 'A' STRUCTURES.
- 14.) THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 15.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- 16.) STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 17.) THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- 18.) ALL EXISTING WELLS AND SEPTICS LOCATED ON THIS PROPERTY SHALL BE ABANDONED AND VERIFICATION OF THE ABANDONMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO RECORDATION OF THE PLAT OF SUBDIVISION.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Jerry S. Ruten* 12/17/97  
PLANNING DIRECTOR DATE

SITE DATA TABULATION

1) GENERAL SITE DATA		3) LOT TABULATION	
a. PRESENT ZONING:	R-SC	a. ALLOWABLE RESIDENTIAL LOT YIELD:	4 x NET ACREAGE = 24
b. APPLICABLE DPZ FILE REFERENCES:	N/A	b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION:	21
c. DEED REF.		c. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED:	1
d. PROPOSED USE OF SITE:	21 SFD HOMES	4) OPEN SPACE DATA	
e. PROPOSED WATER AND SEWER SYSTEMS:	PUBLIC	a. MINIMUM RESIDENTIAL LOT SIZE SELECTED:	6,000 SQ.FT.
2) AREA TABULATION		b. OPEN SPACE REQUIRED (20%):	1.21 AC
a. TOTAL AREA OF SITE:	6.04 AC	c. TOTAL OPEN SPACE PROVIDED:	1.22 AC
b. AREA OF 100 YEAR FLOODPLAIN:	N/A	d. AREA OF RECREATION OPEN SPACE REQUIRED:	5250 SQ. FT. (250 SF PER LOT)
c. AREA OF STEEP SLOPES (25% OR GREATER):	N/A	e. AREA OF RECREATION OPEN SPACE PROVIDED:	5250 SQ. FT.
d. NET AREA OF SITE:	6.04 AC		
e. AREA OF THIS PLAN SUBMISSION:	6.04 AC		
f. AREA OF PROPOSED BUILDABLE LOTS:	3.75 AC		
g. AREA OF PROPOSED OPEN SPACE LOTS:	1.22 AC		
h. AREA OF PROPOSED PUBLIC ROAD R/W:	1.07 AC		

OWNERS:	
CHARLES GREEN P.O. BOX 213 LAUREL, MD 20725	WILLIAM H. GREEN 39 N. 62nd STREET PHILADELPHIA, PA 19139
CHARLES & HAROLD KELLER 2934 STRANDEN ROAD BALTIMORE, MD 21230	WILLIAM H. CARROLL, JR. 1703 CRYSTAL AVENUE BALTIMORE, MD 21213
RALPH PARKER, JR. 9910 HARMONY LANE LAUREL, MD 20725	

NO. DATE REVISION	
TSA GROUP, INC. planning • architecture • engineering 8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105	
DEVELOPER/CONTRACT PURCHASER:	PROJECT:
SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MD 21041 PHONE: 410-465-4244	KING'S ARMS SUBDIVISION
TITLE:	LOCATION:
SKETCH PLAN 24-1226	TAX MAP 47 - GRIDS 21,22 PARCELS 169, 731, p/c 732 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.:
OCTOBER, 1997 DECEMBER 12, 1997	0729
Design: DAM	Draft: MCR
SCALE: AS SHOWN	DRAWING 1 OF 1