## SITE DATA TABULATION

**GENERAL SITE DATA**

1.) PRESENT ZONING: RSC

2.) APPLICABLE DPZ FILE REFERENCES:
S-95-19, S-94-26, S-94-41, WP-94-53, WP-94-103
WP-95-10, WP-95-73

3.) PROPOSED USE OF SITE: 5 SFD HOMES

4.) PROPOSED WATER AND SEWER SYSTEMS: x PUBLIC

**AREA TABULATION**

| | |
|---|---|
| 1.) TOTAL AREA OF SITE | 1.96 AC. |
| 2.) AREA OF 100 YEAR FLOODPLAIN | N/A |
| 3.) AREA OF STEEP SLOPES (25% OR GREATER) | N/A |
| 4.) NET AREA OF SITE | 1.96 AC. |
| 5.) AREA OF THIS PLAN SUBMISSION | 1.96 AC. |
| 6.) APPROXIMATE LIMIT OF DISTURBANCE | 1.27 AC. |
| 7.) AREA OF PROPOSED BUILDABLE LOTS | 1.57 AC. |
| 8.) AREA OF PROPOSED OPEN SPACE LOTS | 0.39 AC. |
| 9.) AREA OF PROPOSED PRESERVATION PARCELS | N/A |
| 10.) AREA OF BULK PARCELS | N/A |
| 11.) AREA OF PROPOSED PUBLIC ROADS | N/A |
| 12.) AREA OF PROPOSED PRIVATE ROADS | N/A |
| 13.) AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION | N/A |
| 14.) OTHER | N/A |

**UNIT/LOT TABULATION**

| | |
|---|---|
| 1.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT (4 UNITS PER NET ACRE) | 7.8 |
| 2.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION | 5.0 |
| 3.) DENSITY OF PROJECT PER NET ACRE | 2.6 |
| 4.) TOTAL NUMBER OF LOTS ALLOWED PER DEO/CEO | N/A |
| 5.) TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO | N/A |
| 6.) TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED | N/A |
| 7.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED | 1 |
| 8.) TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED | N/A |
| 9.) TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED | N/A |
| 10.) OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED | 6 |
| 11.) OTHER | N/A |

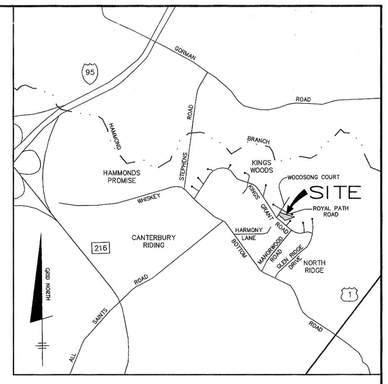
**OPEN SPACE DATA**

| | |
|---|---|
| 1.) MINIMUM RESIDENTIAL LOT SIZE SELECTED | 6000 SQ.FT. |
| 2.) OPEN SPACE REQUIRED | 0.39 AC (20%) |
| 3.) TOTAL OPEN SPACE PROVIDED ON THIS SUBMISSION | 0.39 AC. (20%) |
| 4.) AREA OF RECREATION OPEN SPACE REQUIRED | N/A |
| 5.) AREA OF RECREATION OPEN SPACE PROVIDED ON THIS SUBMISSION | N/A |
| 6.) OTHER | N/A |

**PARKING SPACE DATA**

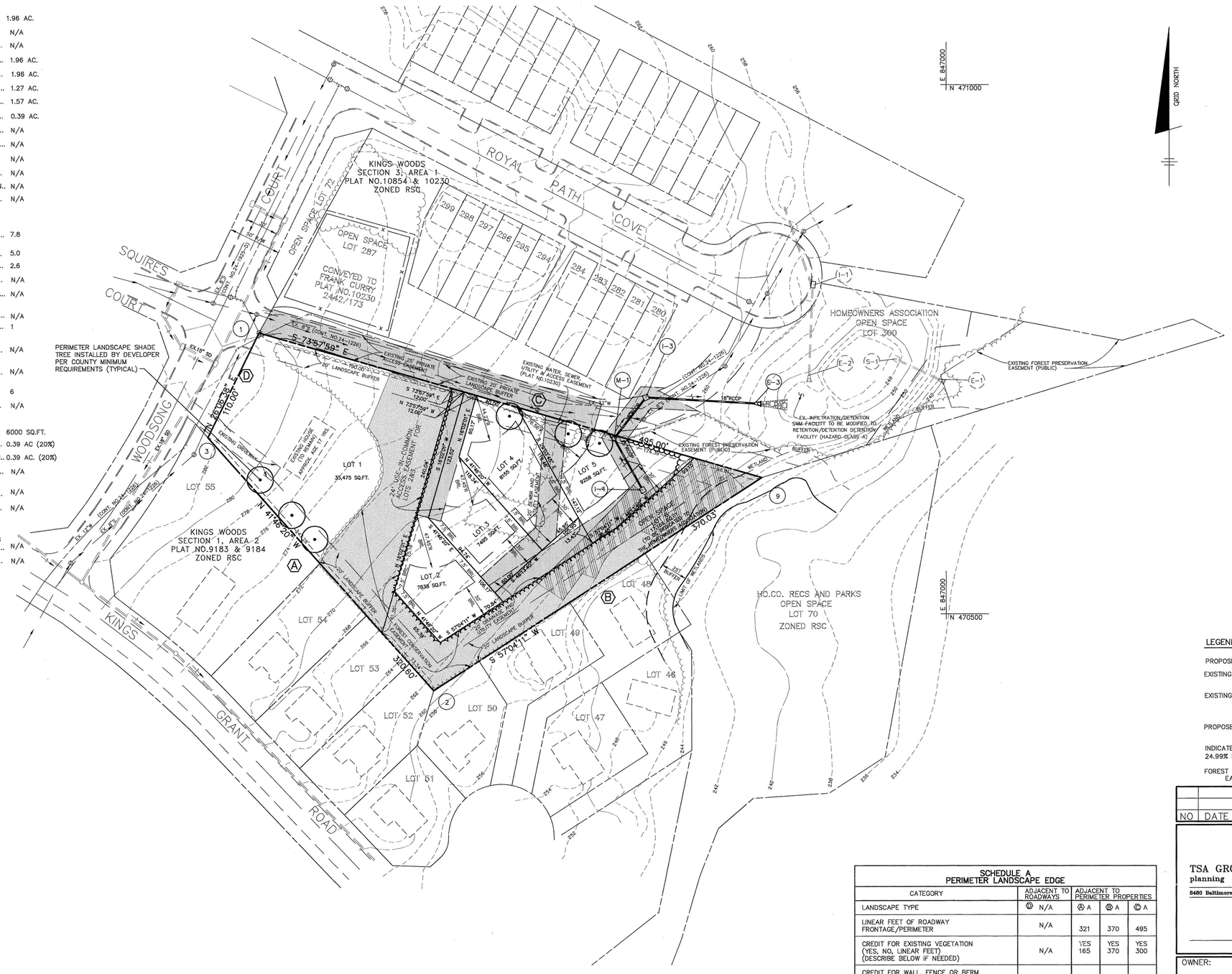
| | |
|---|---|
| 1.) NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA | N/A |
| 2.) NUMBER OF PARKING SPACES PROVIDED | N/A |

| COORDINATE LIST -- NAD 27 | | |
|---|---|---|
| NO. | NORTH (FT.) | EAST (FT.) |
| 1 | 470765.7608 | 846349.8297 |
| 2 | 470427.8640 | 846514.9931 |
| 3 | 470666.9867 | 846301.4181 |
| 9 | 470629.0420 | 846825.5744 |




## VICINITY MAP

SCALE : 1"=2000'




## PLAN

SCALE : 1"= 50'

**GENERAL NOTES**

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
2. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-91-173 AND F-89-103 KINGS WOODS.
3. WATER AND SEWER EXTENSIONS FOR THIS PROJECT WILL BE PUBLIC AND ARE LOCATED IN THE LITTLE PATUXENT DRAINAGE AREA MAP.
4. EXISTING UTILITIES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD DRAWINGS.
5. NO WETLANDS EXIST ON THIS PROPERTY.
6. COORDINATES SHOWN HEREON ARE BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.184004 AND 1941001.
7. STORMWATER MANAGEMENT SHALL BE PROVIDED UTILIZING THE EXISTING SWM FACILITY CONSTRUCTED UNDER THE DEVELOPMENT KINGS WOODS SECTION 3, AREA1 (F-91-173). (SWM BY DETENTION, WATER QUALITY BY EXTENDED DETENTION)
8. BRL INDICATES BUILDING RESTRICTION LINE.
9. ALL AREAS ARE "MORE OR LESS".
10. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND BUFFER.
11. TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED DECEMBER 1993.
12. THE 15% TO 24.99% SLOPES ARE SHOWN ON THIS PLAN. NO 25% OR GREATER SLOPES EXIST WITHIN THIS SITE.
13. THE PRIVATE ACCESS EASEMENT FOR THE ALFRED HALL PROPERTY WILL BE UTILIZED FOR PRIVATE ACCESS TO LOTS 2 THRU 5 OF THE ALFRED HALL SUBDIVISION AND SHALL BE CONSIDERED NON-CREDITED OPEN SPACE IN THE KINGS WOODS SUBDIVISON. NO ADDITIONAL LOTS WHICH MAY BE SUBDIVIDED FROM LOT 1 IN THE FUTURE ARE PERMITTED TO USE THIS ACCESS EASEMENT.
14. WAIVER PETITION WP-95-10 WAS APPROVED ON SEPTEMBER 9, 1994 TO WAIVE SECTION 16.121(f)(1) TO PERMIT OPEN SPACE LOT 6 WITH LESS THAN 40' ROAD FRONTAGE.
15. WAIVER PETITION WP-94-103 WAS APPROVED ON JULY 5, 1994 TO WAIVE SECTION 16.120(c)(2) TO PERMIT THE CREATION OF SFD LOTS WITHOUT PUBLIC ROAD FRONTAGE.
16. WAIVER PETITION WP-95-73 WAS APPROVED ON APRIL 20, 1995 TO WAIVE SECTION 16.104(c) TO REACTIVATE WAIVER PETITIONS WP-94-103 AND WP-95-10.
17. 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; FOREST MANAGEMENT PRACTICES ARE DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 9/14/95

**LEGEND**

PROPOSED CONTOUR — 560
EXISTING GRADE — 560
EXISTING TREE LINE
PROPOSED TREE LINE
INDICATES 15% TO 24.99% SLOPES
FOREST CONSERVATION EASEMENT

| SHEET INDEX | |
|---|---|
| NO. | DESCRIPTION |
| 1 | PRELIMINARY PLAN |
| 2 | SCHEMATIC GRADING, SEDIMENT CONTROL, SOILS AND DRAINAGE AREA MAP |

| NO | DATE | REVISION |
|---|---|---|

| MINIMUM LOT SIZE CHART | | | | | | |
|---|---|---|---|---|---|---|
| LOT NO. | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SLOPES | MINIMUM LOT SIZE |
| 2 | 7838 SF | 1482 SF | 6456 SF | N/A | N/A | 6456 SF |
| 3 | 7495 SF | 722 SF | 6773 SF | N/A | N/A | 6773 SF |

| SCHEDULE A PERIMETER LANDSCAPE EDGE | | | | |
|---|---|---|---|---|
| CATEGORY | ADJACENT TO ROADWAYS | ADJACENT TO PERIMETER PROPERTIES | | |
| LANDSCAPE TYPE | Ⓓ N/A | Ⓐ A | Ⓑ A | Ⓒ A |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER | N/A | 321 | 370 | 495 |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | N/A | YES 165 | YES 370 | YES 300 |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | N/A | NO | NO | NO |
| NUMBER OF PLANTS REQUIRED<br>SHADE TREES<br>EVERGREEN TREES<br>OTHER TREES (2:1 SUBSTITUTE)<br>SHRUBS | N/A | 3<br>–<br>– | 0<br>–<br>– | 3<br>–<br>– |
| NUMBER OF PLANTS PROVIDED<br>SHADE TREES<br>EVERGREEN TREES<br>OTHER TREES (2:1 SUBSTITUTE)<br>SHRUBS (10:1 SUBSTITUTE)<br>(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | N/A | –<br>–<br>–<br>– | –<br>–<br>–<br>– | –<br>–<br>–<br>– |


TSA GROUP, INC.
planning • architecture • engineering • surveying
5480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105


STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 19842 — Donald Moser

OWNER:
ALFRED HALL
9390 WOODSONG COURT
LAUREL, MARYLAND 20723

DEVELOPER:
SDC GROUP, INC.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043

PROJECT:
# ALFRED HALL PROPERTY

LOCATION:
TAX MAP 47 - PARCEL 903
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

S-95-19
S-94-26
S-94-41
WP-94-53 WP-94-103 WP-95-10 WP-95-73

DATE: AUGUST 31, 1995
PROJECT NO. 0644

DES: DM DRN: JR
SCALE: AS SHOWN
DRAWING 1 OF 2

P-95-31

PLAN

SCALE : 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE 9/18/95

## LEGEND

| | |
|---|---|
| PROPOSED CONTOUR | 560 |
| EXISTING GRADE | 560 |
| SOIL TYPE | BeB2 |
| SOIL TYPE DELINIATION | |
| DRAINAGE DIVIDE | |
| DRAINAGE SUB AREA | |
| LIMIT OF DISTURBANCE | |
| EXISTING TREE LINE | |
| PROPOSED TREE LINE | |
| EARTH DIKE | |
| STABILIZED CONSTRUCTION ENTRANCE | SCE |
| SILT FENCE | S — S — S |
| FOREST CONSERVATION EASEMENT | |

| STRUCTURE SCHEDULE | |
|---|---|
| INLET | TYPE |
| I-3 | TYPE 'D' |
| I-4 | TYPE 'D' |
| E-3 | END SECTION |
| M-1 | STD. MANHOLE |

| NO | DATE | REVISION |
|---|---|---|
| | | |

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STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

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PROJECT:
# ALFRED HALL PROPERTY

LOCATION:
TAX MAP 47 – PARCEL 903
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SCHEMATIC GRADING, SEDIMENT CONTROL, SOILS AND DRAINAGE AREA MAP S-95-19
WP-94-53 WP-94-103 WP-95-10 WP-95-73 S-94-41 S-94-26

DATE: AUGUST 31, 1995 | PROJECT NO. 0644

DES: DM | DRN: JR | SCALE: AS SHOWN | DRAWING 2 OF 2

## SOILS CLASSIFICATION

BeB2 – Beltsville silt loam, 1 to 5 percent slopes, moderately eroded 'B' soil.
CmB2 – Chillum silt loam, 1 to 5 percent slopes, moderately eroded 'B' soil.
Ll – Leonardtown silt loam,'D' soil.

P-95-31