

GENERAL NOTES

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 DENOTES STONE MONUMENT TO BE SET.
 DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 508A AND 5085.
3. SUBJECT PROPERTY ZONED R-SC PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED JULY 28, 2006.
4. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2003 BY BENCHMARK ENGINEERING, INC.
7. THERE ARE NO 100-YR FLOODPLAINS, STREAMS, THEIR BUFFERS OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA ON THESE LOTS.
8. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
9. STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. STORM WATER MANAGEMENT IS PROVIDED BY USE OF A DRY EXTENDED DETENTION FACILITY AND A SAND FILTER. THESE FACILITIES ARE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
10. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER IS PUBLIC. DRAINAGE AREA IS IN THE PATUXENT WATERSHED.
11. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. IN NOVEMBER 2001 AND APPROVED UNDER S-02-12.
12. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).
14. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
15. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 12-12-2008, RECEIPT NO. D12843165, F-08-65.
16. PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WAS PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEETS OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT. SURETY IN THE AMOUNT OF \$18,600.00 FOR 48 SHADE TREES, 24 EVERGREEN TREES AND 20 SHRUBS WAS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THE FINAL PLAN, F-08-65.
17. THIS PROJECT IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS.
18. THE PREVIOUSLY EXISTING BUILDINGS ON SITE WERE RAZED ON OR ABOUT 6/07.
19. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL WAS PROVIDED BY THE PLACEMENT OF .27 ACRES OF ON-SITE REFORESTATION INTO AN EASEMENT AREA (F-08-65, KINGS WOODS) AND THE ACQUISITION OF 2.44 ACRES OF OFF-SITE REFORESTATION FROM A FOREST MITIGATION BANK IDENTIFIED AS NON-BUILDABLE PRESERVATION PARCEL C OF EDGEWOOD FARM, TAX MAP 21, GRID 22, PARCEL 90 (F-06-108) WHICH WAS SUFFICIENT TO MEET THE TOTAL REFORESTATION OBLIGATION OF 2.71 ACRES. SURETY FOR 0.27 ACRES OF REFORESTATION IN THE AMOUNT OF \$8,820.75 (11,761 SQ. FT. X \$0.75) WAS POSTED WITH THE DEVELOPER'S AGREEMENT FOR THE FINAL PLAN, F-08-65. NO SURETY WAS REQUIRED FOR THE OFF-SITE REFORESTATION SINCE IT IS LOCATED IN A FOREST MITIGATION BANK.
20. ALL EXISTING WELLS AND SEPTICS LOCATED WITHIN THIS PROPERTY WERE ABANDONED AND VERIFICATION OF THE ABANDONMENT WAS SUBMITTED TO THE HEALTH DEPARTMENT.

21. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11-14-2008, ON WHICH DATED DEVELOPER AGREEMENT #24-4434-D WAS FILED AND ACCEPTED.

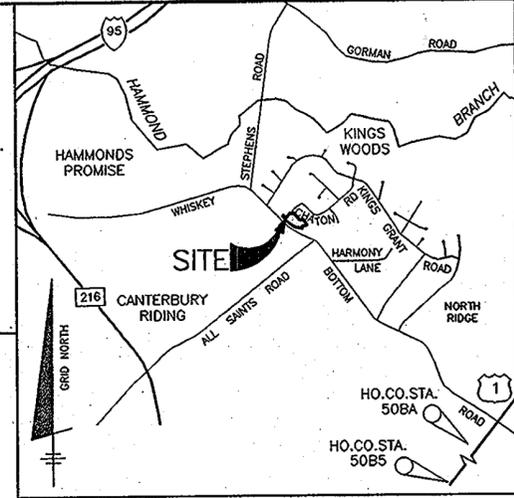
22. OPEN SPACE LOT 388 SHOWN HEREON WAS DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION BY DEED RECORDED ON JANUARY 7, 2009, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AT LIBER 11469, FOLIO 406.

COORDINATE TABLE		
NO.	NORTHING	EASTING
200	531,174.6506	1,356,921.7028
201	531,182.1411	1,357,040.2564
202	531,215.4704	1,357,047.2736
203	531,244.8220	1,357,105.5828
204	531,262.6864	1,357,096.5902
317	531,319.2743	1,356,683.9426
318	531,197.3782	1,356,867.6443
319	531,174.3427	1,356,916.8291
320	531,286.5736	1,357,074.2429
321	531,333.6896	1,357,026.8782
322	531,320.7730	1,357,014.0295
323	531,322.8349	1,356,966.2988
324	531,416.4651	1,356,860.8740
325	531,404.5490	1,356,793.6989
326	531,387.5409	1,356,787.2105
327	531,316.5028	1,356,751.8287
328	531,344.1450	1,356,696.3299

BENCHMARKS

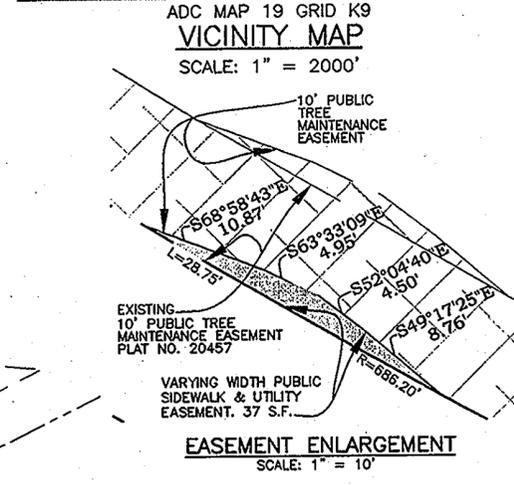
HO. CO. #508A (NAD '83) ELEV.=N/A
 STANDARD DISC ON CONCRETE MONUMENT BEING 39.7' SOUTHWEST OF THE CORNER OF A STONE PLANTER, 11.8' NORTHWEST OF THE CONC. CURB OF U.S. ROUTE 1 AND 42.9' NORTH OF THE INTERIOR CORNER OF THE CURB. N 527561.6702' E 1359772.5936'

HO. CO. #5085 (NAD '83) ELEV.=178.242'
 STANDARD DISC ON CONCRETE MONUMENT BEING 73.9' NORTHEAST OF THE FRONT RIGHT CORNER OF #10100 U.S. ROUTE 1, 50.2' SOUTH OF A FIRE HYDRANT AND 2.9' WEST OF THE CURB OF U.S. ROUTE 1. N 524999.3640' E 1357925.6751'



TRAVERSE CHART

6	531139.2512	1356865.9689	294.47	TRV 6 R/C
51	531487.3276	1356767.7168	309.94	TRV R/C



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD LENGTH
C4	73.59'	55.00'	76°39'50"	43.49'	N79°56'28"E	68.22'
C8	221.42'	686.20'	18°29'18"	111.68'	N56°26'01"W	220.47'

AREA TABULATION CHART THIS SUBMISSION

BUILDABLE	0
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	NA
BUILDABLE	1.24± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	NA
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.24± AC.

**KINGS WOODS SECTION 5
 PLATS 20456-20458
 OPEN SPACE TABULATION CHART**

MINIMUM RESIDENTIAL LOT SIZE	6,000 S.F.
OPEN SPACE REQUIRED (20% OF 6.74 AC.)	1.35± AC.
OPEN SPACE PROVIDED (26.0% OF 6.74 AC.)	1.75± AC.
NON-CREDITED (LESS THAN 35' IN WIDTH)	0.02± AC.
CREDITED (25.7% OF 6.74 AC.)	1.73± AC.
AREA OF RECREATIONAL OPEN SPACE REQUIRED	6,250 SF
AREA OF RECREATIONAL OPEN SPACE PROVIDED	6,269 SF

DEVELOPER:
 SECURITY DEVELOPMENT LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

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
 www.bei-civilengineering.com

OWNER:
 KINGS WOODS NEIGHBORHOOD ASSOCIATION, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 415
 ELLICOTT CITY, MARYLAND 21043-3369

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

Barbara for Peter Brilenson 12/21/09
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 12-15-9
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent Sheehy 12/15/10
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND OF KINGS WOODS NEIGHBORHOOD ASSOCIATION, INC., RECORDED IN A CONVEYANCE FROM SECURITY DEVELOPMENT LLC, TO KINGS WOODS NEIGHBORHOOD ASSOCIATION, INC., AS DESCRIBED IN A DEED DATED JANUARY 7, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND, AT LIBER 11469 FOLIO 406 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ABANDONMENT OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-8-09
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

OWNER'S CERTIFICATE

"KINGS WOODS NEIGHBORHOOD ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 8th DAY OF December, 2009."

James R. Moxley, III 12/8/09
 JAMES R. MOXLEY, III, DIRECTOR

Steven K. Breeden 12-8-09
 STEVEN K. BREEDEN, DIRECTOR

Donna M. Cox 12/8/09
 WITNESS

Donna M. Cox 12/8/09
 WITNESS

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 12-8-09
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD.
 REG. NO. 351

Steven K. Breeden 12-8-09
 STEVEN K. BREEDEN, MEMBER
 DIRECTOR OF H.O.A.

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO RECORD A 37 S.F. VARYING WIDTH PUBLIC SIDEWALK AND UTILITY EASEMENT ON OPEN SPACE LOT 388 AND MODIFY THE EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT RECORDED ON PLAT NO. 20457.

RECORDED AS PLAT NO. 20927
 ON 1/8/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**KINGS WOODS SECTION 5
 REVISION PLAT
 OPEN SPACE LOT 388
 A RESUBDIVISION OF KINGS WOODS, SECTION 5
 PLAT 20457**

S-02-12, P-07-01, F-08-065

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN

TAX MAP: 47
 GRID: 21
 PARCEL: 857
 ZONED: R-SC

DATE: OCTOBER, 2009
 SHEET: 1 OF 1