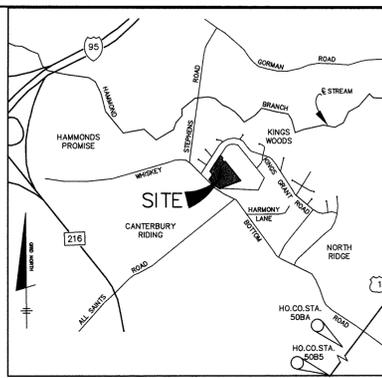


BENCH MARKS

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'



- ~LEGEND~**
- SOILS CLASSIFICATION AbC1
 - SOILS DELINEATION
 - EXISTING CONTOURS 999
 - LIMIT OF WETLANDS
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - SPECIMEN TREE
 - STEEP SLOPES 15% TO 24.9%
 - FOREST CONSERVATION EASEMENT

- VICINITY MAP**
SCALE: 1" = 2000'
- 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.) PROJECT BACKGROUND INFORMATION:
 SUBDIVISION NAME: KINGS WOODS, SECTION 5
 TAX MAP: 47 GRID 21 PARCEL: 857
 ZONING: R-SC ELECTION DISTRICT: 6th
 TOTAL TRACT AREA: 6.74 AC.
 NUMBER OF PROPOSED LOTS: 26 BUILDABLE, 2 OPEN SPACE
 - 3.) THE BOUNDARY SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY TSA GROUP, INC. DATED DECEMBER 10, 1997.
 - 4.) TOPOGRAPHY PURCHASED FROM HOWARD COUNTY GEOGRAPHICAL INFORMATION SYSTEMS. EXISTING UTILITIES ARE BASED ON RECORD DRAWING.
 - 5.) HORIZONTAL AND VERTICAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 508A AND 5085.
 - 6.) NO DISTURBANCE SHALL OCCUR WITHIN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100 YR FLOODPLAINS.
 - 7.) TRAFFIC STUDY PREPARED BY THE MARS TRAFFIC GROUP, INC. IN NOVEMBER, 2001.
 - 8.) WETLAND STUDY AND A JOINT FOREST STAND DELINEATION & FOREST CONSERVATION PLAN WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2001.
 - 9.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE FULFILLED. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES TO THE EXTENT FEASIBLE.
 - 10.) 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 AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - 11.) THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC, CONNECTING TO CONTRACT 24-3486-D.
 - 12.) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II.
 - 13.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
 - 14.) SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
 - 15.) STREET LIGHTS ARE REQUIRED FOR THIS PROJECT.
 - 16.) NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - 17.) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
 - 18.) THE EXISTING RESIDENCE ON LOT 379 IS TO BE RAZED. THE EXISTING SHEDS NEAR LOT 362 ARE TO BE RAZED.
 - 19.) SIGHT DISTANCE ANALYSIS FOR ULSTER DRIVE TURNING ONTO CHATON ROAD WAS ANALYZED USING TABLE 2.01 OF DESIGN MANUAL VOLUME III, ROADS AND BRIDGES BECAUSE OF THE PROXIMITY OF SPEED CONTROL DEVICE #1. THIS SPEED CONTROL DEVICE ENDS 180' FROM THE INTERSECTION OF CHATON ROAD AND ULSTER DRIVE. THE MINIMUM DISTANCE BETWEEN SPEED CONTROL DEVICES IS 400' FOR THIS CLASSIFICATION OF ROAD. THEREFORE, IT CAN BE ASSUMED THAT VEHICLES THAT HAVE TRAVELED THROUGH THE SPEED CONTROL DEVICE WILL STILL BE CALMED WHEN THEY REACH THE INTERSECTION. THIS INTERSECTION ACTS AS IF IT IS WITHIN THE LIMITS OF A SPEED CONTROLLED SUBDIVISION FOR SIGHT DISTANCE LEFT, THEREFORE, TABLE 2.01 WAS APPLIED.
 - 20.) THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE 4TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.

SOILS LEGEND

| MAP SYMBOL | SOIL TYPE | SOIL TYPE |
|------------|-----------|------------------------------------------------------------------------|
| BeC2 * | C | BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED |
| BeC3 * | C | BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED |
| BeD2 * | C | BELTSVILLE SILT LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED |
| GP * | A | GRAVEL PITS AND QUARRIES |
| L1 * | D | LEONARDTOWN SILT LOAM |
| SsE | B | SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES |
| SsC2 | B | SASSAFRAS GRAVELY SANDY LOAM, 5 TO 10 PERCENT SLOPES MODERATELY ERODED |

* - INDICATES HYDRIC SOILS
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 33

PLAN
SCALE: 1"=50'

MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | MIN. LOT SIZE |
|---------|------------|---------------|---------------|
| 368 | 7,376 | 825 | 6,551 |
| 371 | 10,794 | 2,944 | 7,850 |
| 372 | 9,176 | 1,765 | 7,411 |
| 373 | 11,376 | 864 | 10,512 |
| 374 | 8,167 | 576 | 7,591 |
| 375 | 6,681 | 576 | 6,996 |
| 376 | 6,113 | 576 | 6,092 |
| 377 | 6,203 | 576 | 6,946 |
| 378 | 6,487 | 576 | 6,469 |
| 379 | 7,293 | 576 | 6,469 |
| 380 | 6,048 | 576 | 6,469 |
| 381 | 6,048 | 576 | 6,469 |
| 382 | 7,572 | 576 | 6,469 |
| 383 | 7,040 | 576 | 6,469 |
| 384 | 7,822 | 576 | 6,469 |
| 385 | 7,045 | 576 | 6,469 |

~SITE DATA TABULATION~

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-SC
 - b. APPLICABLE DPZ FILE REFERENCES: -
 - c. DEED REF. 4208/403
 - d. PROPOSED USE OF SITE: 26 SFD HOMES
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. TOTAL AREA OF SITE: 6.74 AC.±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.): 0.00 AC.±
 - c. AREA OF STEEP SLOPES (25% OR GREATER): 0.00 AC.±
 - d. NET AREA OF SITE: 6.74 AC.±
 - e. AREA OF THIS PLAN SUBMISSION: 6.74 AC.±
 - f. AREA OF PROPOSED BUILDABLE LOTS: 4.25 AC.±
 - g. AREA OF PROPOSED OPEN SPACE LOTS: 1.60 AC.±
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.89 AC.±
- 3) LOT TABULATION
 - a. ALLOWABLE RESIDENTIAL LOT YIELD: 26
 - b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 26
 - c. TOTAL NUMBER OF OPEN SPACES LOTS PROPOSED ON THIS SUBMISSION: 2
- 4) OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.
 - b. OPEN SPACE REQUIRED (20%): 1.35 AC.
 - c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 1.60 AC.
 - d. TOTAL CREDITED OPEN SPACE PROVIDED: 1.60 AC.
 - e. AREA OF RECREATION OPEN SPACE REQUIRED: 6,500 S.F.
 - f. AREA OF RECREATION OPEN SPACE PROVIDED: 6,523 S.F.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR

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

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 ▲ FAX: 410-465-8644

| | |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| OWNER: JAMES H. KING 9628 WHISKEY BOTTOM ROAD LAUREL, MD 20723 | PROJECT: KINGS WOODS SECTION 5 LOTS 362-387 AND OPEN SPACE LOTS 388 & 389 |
| DEVELOPER: SECURITY DEVELOPMENT, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244 | LOCATION: TAX MAP No. 47 - GRID No. 21 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| TITLE: SKETCH PLAN | |
| DESIGN: JMC | DRAFT: EDD |
| DATE: NOVEMBER, 2001 FEBRUARY, 2002 | PROJECT NO. 1504 |
| SCALE: 1" = 50' | DRAWING 1 OF 1 |