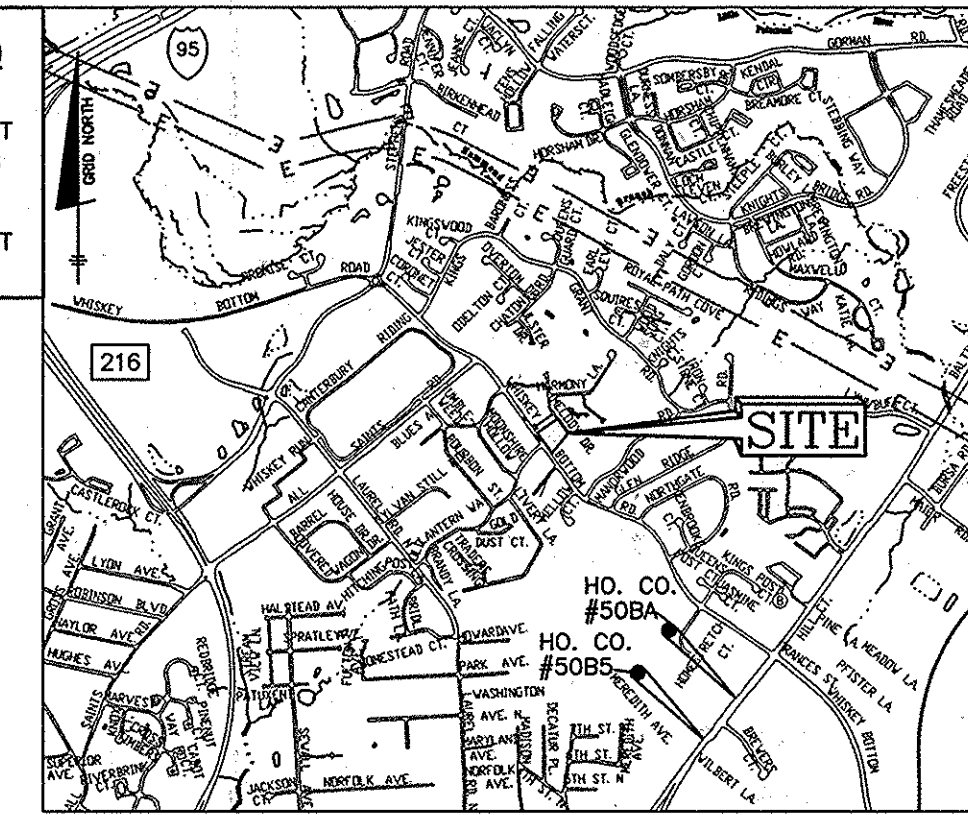


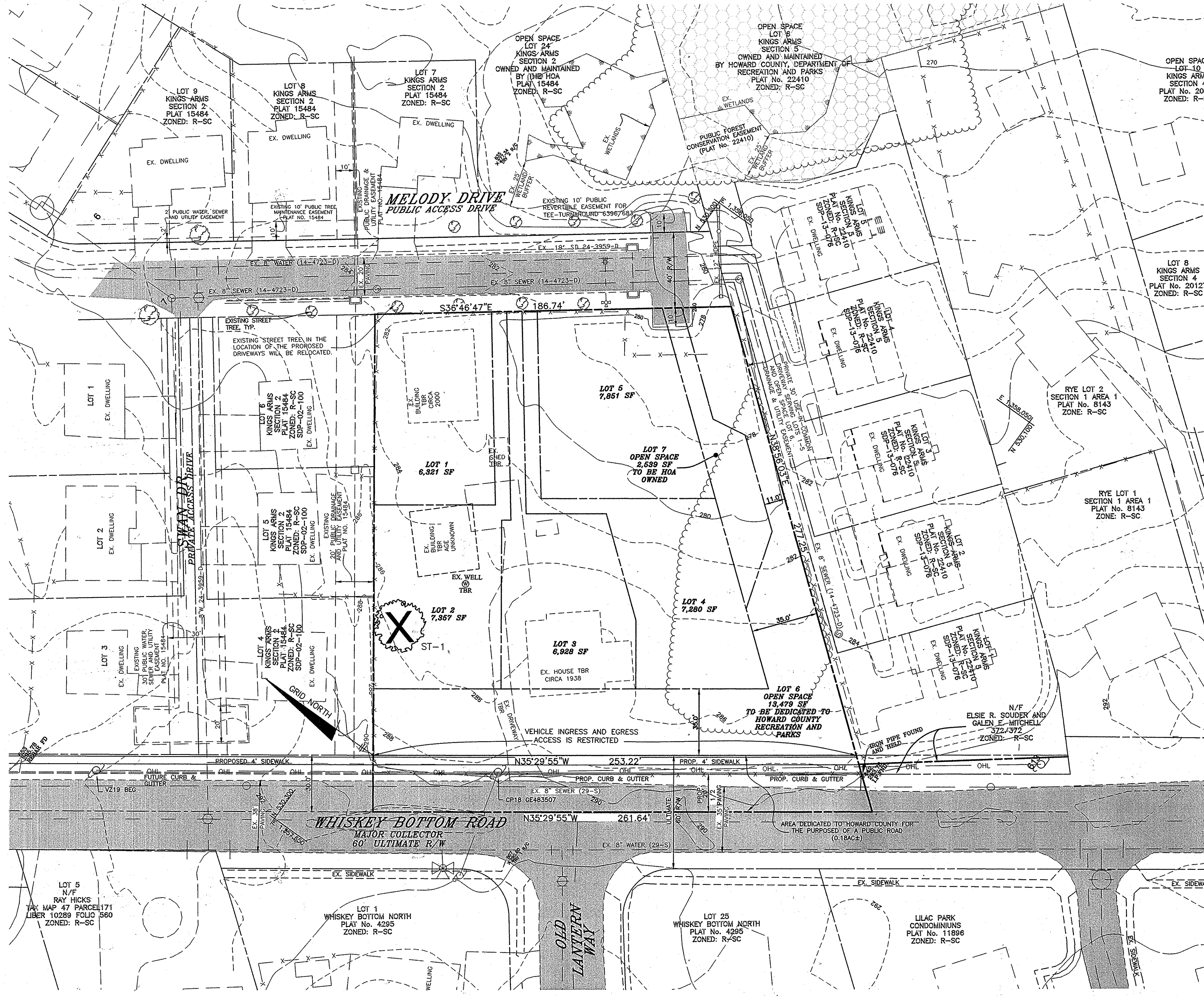
SKETCH PLAN KINGS ARMS, SECTION 6 LOTS 1 THRU 5 AND OPEN SPACE LOTS 6 & 7 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2	CONCEPTUAL LAYOUT PLAN

BENCH MARKS—(NAD'83)
 HO. CO. #508A EL. N/A
 STANDARD DISC ON CONC. MONUMENT
 N 527561.6702 E 1359772.5936
 HO. CO. #5085 EL. 178.242
 STANDARD DISC ON CONC. MONUMENT
 N 524999.3640 E 1357925.6751



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SUBJECT PROPERTY ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- TOPOGRAPHY SHOWN IS BASED ON GIS FROM HOWARD COUNTY WITH 2' CONTOUR INTERVALS.
- BOUNDARY IS BASED ON ADJACENT PROPERTY RECORD PLATS 15483 & 22409 AND HOWARD COUNTY GIS.
- WATER IS PUBLIC. CONTRACT #14-4723-D. DRAINAGE AREA IS MIDDLE PATUXENT.
- SEWER IS PUBLIC. CONTRACT #14-4723-D. DRAINAGE AREA IS MIDDLE PATUXENT.
- EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATIONS, CONTRACT DRAWINGS AND HOWARD COUNTY GIS FOR OFFSITE UTILITIES.
- THE COORDINATES SHOWN HEREON BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 508A AND 5085 WERE USED FOR THIS PROJECT.
- STORMWATER MANAGEMENT SHOWN 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.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- TRAFFIC STUDY WAS PREPARED BY MARS STUDY IN AUGUST, 2015.
- SPEED STUDY WAS PREPARED BY MARS GROUP IN AUGUST, 2015.
- THE FOREST STAND DELINEATION AND WETLAND DETERMINATION WAS PERFORMED BY BENCHMARK ENGINEERING, INC. DATED AUGUST 2015.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- ECP-16-021 WAS SUBMITTED SIMULTANEOUSLY WITH THIS SKETCH PLAN.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.1200 OF THE SUBDIVISION REGULATIONS AND FOREST CONSERVATION MANUAL.
- THE ONSITE EXISTING WELL IS TO BE PROPERLY ABANDONED. ANY ONSITE SEPTIC SYSTEMS ARE TO BE PROPERLY ABANDONED. DOCUMENTATION TO BE SENT TO THE HEALTH DEPARTMENT.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- OPEN SPACE LOT 6 IS TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 7 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE EXISTING SPECIMEN TREE LOCATED ON THE PROPERTY IS TO BE REMOVED WITH THIS DEVELOPMENT.
- THE EXISTING ONSITE STRUCTURES ARE TO BE REMOVED WITH THIS DEVELOPMENT.
- IT HAS BEEN CONFIRMED BY THE DEPARTMENT OF PLANNING AND ZONING THAT THE EXISTING ONSITE HOUSE CIRCA 1938 WILL NOT NEED TO BE PRESENTED TO THE HISTORIC PRESERVATION COMMISSION.
- AT LEAST 10% OF THE DWELLINGS IN THIS SUBDIVISION SHALL BE MODERATE INCOME HOUSING UNITS(MIHU). ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENTS THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- A WAIVER PETITION TO REMOVE THE SPECIMEN TREES ONSITE WILL BE SUBMITTED WITH THE NEXT PHASE OF THIS DEVELOPMENT.
- AS A RESULT OF THE TRAFFIC STUDY IT WAS DETERMINED THAT THE INTERSECTION OF WHISKEY BOTTOM ROAD AND ROUTE 1 WILL REQUIRE THE ADDITION OF FOUR NEW TURN-LANES. THE DEVELOPER MAY ELECT TO PROVIDE FEE-IN-LIEU OF THE IMPACTS TO THE INTERSECTION.

LEGEND

- SOILS CLASSIFICATION *Ud*
- SOILS DELINEATION
- EXISTING CONTOURS
- EXISTING WOODS LINE
- EXISTING STREET TREE
- PRIVATE USE-IN-COMMON EASEMENT
- PUBLIC MAINTENANCE & UTILITY EASEMENT
- PUBLIC ACCESS PAVING (R/W)
- SPECIMEN TREE TO BE REMOVED
- EXISTING FENCELINE TO BE REMOVED

PROJECT BACKGROUND INFORMATION
 PRESENT ZONING: R-SC
 LOCATION: TAX MAP 47 - GRID 22 - P/O PARCEL 174
 APPLICABLE DPZ FILE REFERENCES: PLAT-N/A
 DEED REFERENCES: L 16044 / F. 00404

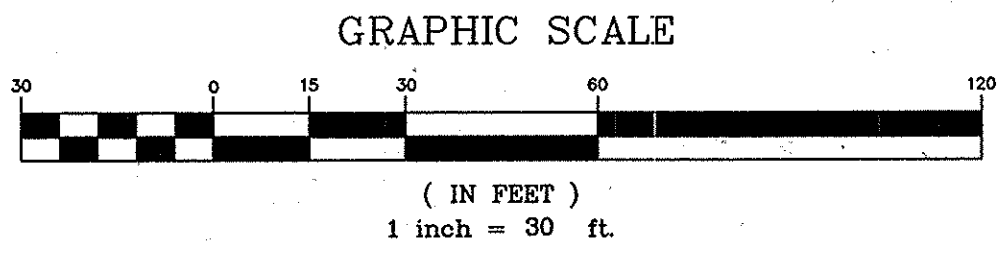
PROPOSED USE OF SITE: RESIDENTIAL (SFD)
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

SITE DATA TABULATION

1) TOTAL PROJECT AREA	1.37 AC.±
2) AREA OF 100-YR. FLOODPLAIN	0.00 AC.
3) AREA OF STEEP SLOPES (15% OR GREATER)	0.00 AC.
4) AREA OF EXISTING FOREST	0.00 AC.
5) AREA OF ERODIBLE SOILS	0.00 AC.
6) AREA OF WETLANDS (INCLUDING BUFFER)	0.00 AC.
7) AREA OF STREAM BUFFER (OUTSIDE WETLANDS & BUFFER)	0.00 AC.
8) NET AREA OF SITE(S)	1.37 AC.±
9) NUMBER OF LOTS ALLOWED	5 (4/AC.)
10) NUMBER OF RESIDENTIAL LOTS PROPOSED	5
11) AREA OF PLAN SUBMISSION	1.19 AC.±
12) APPROXIMATE LIMIT OF DISTURBANCE	1.19 AC.±
13) PRESENT ZONING DESIGNATION	R-SC
14) PROPOSED USES FOR THE SITE & STRUCTURES	RESIDENTIAL-SFD
15) MINIMUM LOT SIZE	6,000 SF
16) OPEN SPACE REQUIRED (25% OF NET AREA)	0.34 AC.±
17) OPEN SPACE PROVIDED (CREDITED)	0.36 AC.± (26.2%)
RECREATION AND PARKS	0.31 AC.±
HOA OWNED	0.05 AC.±
18) RECREATIONAL OPEN SPACE REQUIRED (RECREATIONAL OPEN SPACE IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 PROPOSED LOTS)	N/A
19) AREA OF ROAD DEDICATION	0.18 AC.±
20) NUMBER OF PARKING SPACES REQUIRED	N/A
21) BUILDING COVERAGE AREA (IMPERVIOUS)	N/A
22) TOTAL IMPERVIOUS AREA	0.18 AC.(±15%)

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7,357	869	6,488
3	6,928	869	6,059
4	7,280	1,130	6,150

MINIMUM LOT SIZE ALLOWED PER ZONING (SECTION 110.0.D.2): 6,000 SF



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Nicki Jelic 3-1-16
 PLANNING DIRECTOR DATE

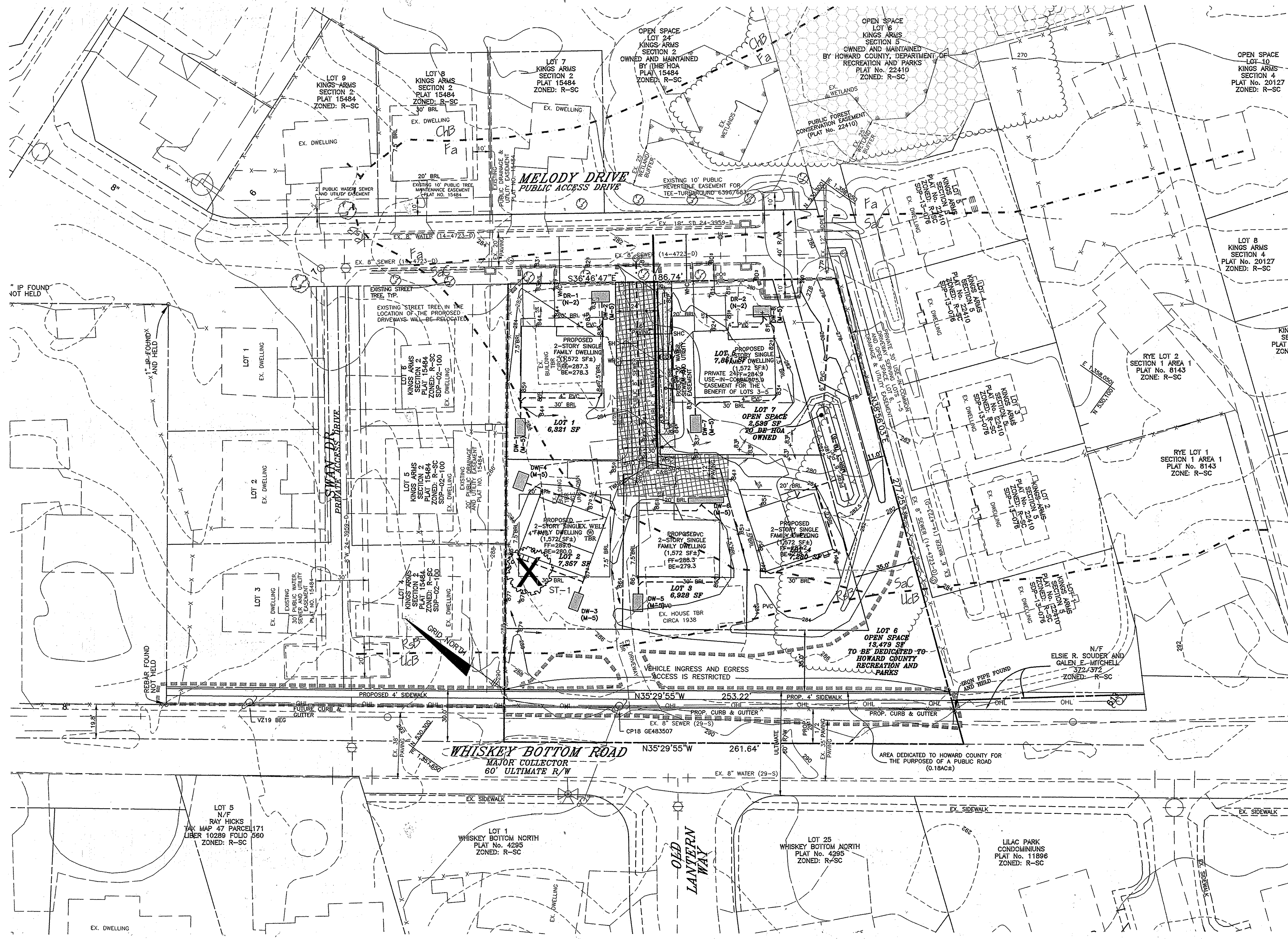
BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BEI-ONLINEENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me or a duly licensed professional engineer or land surveyor in the State of Maryland. License No. 22835
 2-16-16

OWNER/DEVELOPER: KINGS ARMS 6, LLC PO BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244		KINGS ARMS SECTION 6 LOTS 1-5 AND OPEN SPACE LOTS 6 & 7 TAX MAP: 47, GRID: 22, PARCEL: 174 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND 9536 WHISKEY BOTTOM ROAD DESIGN ZONE: R-SC, DPZ FILE #: ECP-16-021, S-16-003	
DATE: FEBRUARY 2016		BEI PROJECT NO. 2714	
DESIGN: JCO	DRAFT: EDD/NAF	SCALE: AS SHOWN	SHEET 1 OF 2

LEGEND

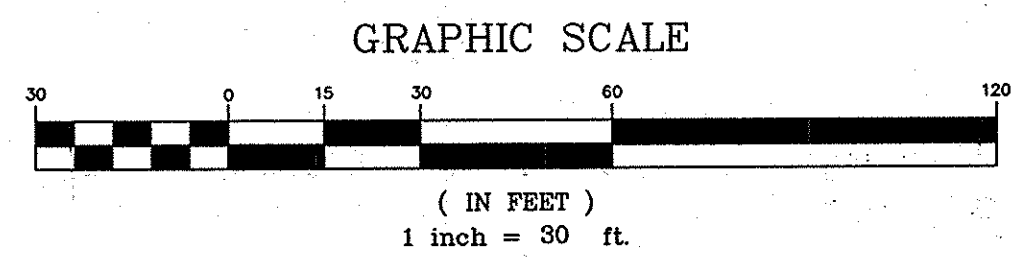
- SOILS CLASSIFICATION
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- EXISTING WOODS LINE
- EXISTING STREET TREE
- LIMITS OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED SANITARY MANHOLE
- PROPOSED DRYWELL
- PROPOSED GRASS SWALE
- PROPOSED PUBLIC WATER, SEWER & UTILITY EASEMENT
- PROPOSED MICRO BIO-RETENTION FACILITY
- PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- SPECIMEN TREE TO BE REMOVED
- EXISTING FENCELINE



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE	K _f FACTOR
SoC	B	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	0.37
RsB	C	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	0.24
UcB	D	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	0.28

THERE ARE NO HYDRIC SOILS ON-SITE.
TAKEN FROM NRCS WEBSITE, MAP NO. 28



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nellis J. Jelen
PLANNING DIRECTOR

3-1-10
DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8490 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6103 (F) 410-465-6944
WWW.BEI-CVLENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20576
STATE OF MARYLAND
PROFESSIONAL ENGINEER
2-16-16

DEVELOPER:
KINGS ARMS 6, LLC
PO BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

KINGS ARMS
SECTION 6
LOTS 1-5 AND
OPEN SPACE LOTS 6 & 7

TAX MAP: 47, GRID: 22, PARCEL: 174
ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND
9536 WHISKEY BOTTOM ROAD
DESIGN ZONE: R-SC, DPZ FILE #: ECP-16-021, S-16-003

SKETCH PLAN
CONCEPTUAL LAYOUT PLAN

DATE: FEBRUARY 2016
BEI PROJECT NO. 2714

DESIGN: JCO DRAFT: EDD/NAF
SCALE: AS SHOWN SHEET 2 OF 2