



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 Howard County 200 scale topography maps.
- 3) Water and sewer extensions for this project will be public and are located in the Patuxent drainage area.
- 4) Existing utilities shown are taken from record drawings.
- 5) For lots fronting on the private court, refuse collection will be at the public road right-of-way at a central collection location.

SITE ANALYSIS

Existing Zoning	RSA-B
Gross Area of Tract	6.48 Ac +/-
Approximate Area of Floodplain	0.80 Ac +/-
Net Area of Tract	5.68 Ac +/-
Area of Buildable Lots	1.98 Ac +/-
Total Area of Open Space Lots	2.40 Ac +/-
Area of Open Space Lots (Less than 35' wide) or islands	2.27 Ac +/-
Net Area of Open Space Lots (45%)	2.73 Ac +/-
Area of Road R/W	1.10 Ac +/-
Required Open Space (25% Minimum)	1.62 Ac +/-
Required Recreational Open Space 200 Sq Ft/Unit	0.19 Ac +/-
Provided Recreational Open Space	0.21 Ac +/-
Number of Parking Spaces Required 2/Unit	84 Spaces
Number of Parking Spaces Provided	105 Spaces

DENSITY TABULATION

Gross area	6.48 Ac +/-
Floodplain and steep slopes	0.80 Ac +/-
Net area	5.68 Ac +/-
No. of D.U. allowed	45
No. of D.U. proposed	42
Density per Net Acre	7.39

INDICATES OPEN SPACE AREAS LESS THAN 35' IN WIDTH

NOTE: BUILDINGS LONGER THAN 120 FEET MUST HAVE ARCHITECTURAL PLANS SUBMITTED TO AND APPROVED BY THE DIRECTOR OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION III.D.1.0 OF THE HOWARD COUNTY ZONING REGULATIONS.

PLAN
SCALE: 1"=50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE: 3/29/94

NO	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering • surveying 5480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8100</p>		
<p>OWNER: HARRY AND HELEN KNISLEY 9513 GUILFORD ROAD COLUMBIA MARYLAND 21046</p>		<p>PROJECT: KNISLEY PROPERTY SECTION 1 AREA 1</p>
<p>DEVELOPER S D C GROUP INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (410) 465-4244</p>		<p>LOCATION: TAX MAP NO 42 PARCEL NO 69 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: SKETCH PLAN</p>
DES: DAM	DRN: CAB/JWG	<p>DATE: OCTOBER 18, 1993 MARCH 18, 1994</p> <p>PROJECT NO. 0527</p> <p>SCALE: 1" = 50'</p> <p>DRAWING 1 OF 1</p>