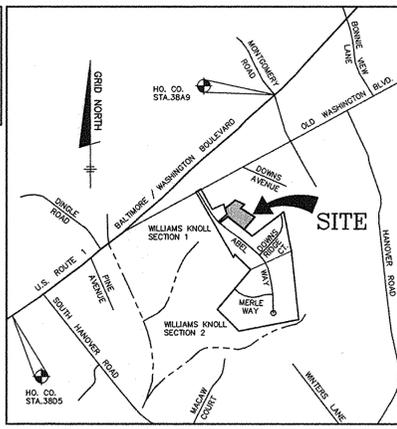


BENCHMARKS NAD'83

HO. CO. STA. 3805	EL. 193.75
N 558,378.5683	E 1,386,524.3031
HO. CO. STA. 38A9	EL. 233.46
N 561,056.3802	E 1,389,634.1843

* SEE VICINITY MAP FOR LOCATIONS



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA TABULATION

GENERAL SITE DATA

- PRESENT ZONING: R-12 & R-3C
- PROPOSED USE OF SITE: 4 SFD
- PROPOSED WATER AND SEWER SYSTEMS: PUBLIC

AREA TABULATION

	PREVIOUS LOT 24	PREVIOUS LOT 3	TOTAL
1) TOTAL AREA OF SITE	0.64 AC.	0.05 AC.	0.69 AC.
2) AREA OF 100 YEAR FLOODPLAIN	N/A	N/A	N/A
3) AREA OF STEEP SLOPES (25% OR GREATER)	3.769 sf	N/A	3.769 sf
4) NET AREA OF SITE	0.64 AC.	0.05 AC.	0.69 AC.
5) AREA OF THIS PLAN SUBMISSION	0.64 AC.	0.05 AC.	0.69 AC.
6) APPROXIMATE LIMIT OF DISTURBANCE	0.64 AC.	0.05 AC.	0.69 AC.
7) AREA OF PROPOSED BUILDABLE LOTS	0.64 AC.	0.05 AC.	0.69 AC.
8) AREA OF PROPOSED OPEN SPACE LOTS	NOTE 1	NOTE 1	NOTE 1
9) AREA OF PROPOSED PRESERVATION PARCELS	N/A	N/A	N/A
10) AREA OF BULK PARCELS	N/A	N/A	N/A
11) AREA OF PROPOSED PRIVATE COURT	N/A	N/A	N/A
12) AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION	N/A	N/A	N/A

UNIT/LOT TABULATION

	PREVIOUS LOT 24	PREVIOUS LOT 3	TOTAL
1) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT (?? UNITS PER NET ACRE)	N/A	N/A	N/A
2) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	2	NOTE 2	4
3) DENSITY OF PROJECT PER NET ACRE	N/A	N/A	N/A
4) TOTAL NUMBER OF LOTS ALLOWED PER DEO/CEO	N/A	N/A	N/A
5) TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO	N/A	N/A	N/A
6) TOTAL NUMBER OF PRESERVATION PARCELS	N/A	N/A	N/A
7) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED	NOTE 1	NOTE 1	NOTE 1
8) TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED	N/A	N/A	N/A
9) TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED	N/A	N/A	N/A
10) OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED	2.5	NOTE 2	4

OPEN SPACE DATA

	PREVIOUS LOT 24	PREVIOUS LOT 3	TOTAL
1) MINIMUM RESIDENTIAL LOT SIZE SELECTED	10,800 sf	8,400 sf	N/A
2) OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE	(10%) 0.06 AC.	(30%) 0.12 AC.	0.18 AC.
3) TOTAL AREA OF OPEN SPACE PROVIDED ON THIS SUBMISSION		NOTE 3	
4) [] INDICATES OPEN SPACE AREAS LESS THAN 25' IN WIDTH		N/A	
5) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS		NOTE 3	
6) AREA OF RECREATIONAL OPEN SPACE REQUIRED		NOTE 4	
7) TOTAL AREA OF RECREATIONAL OPEN SPACE PROVIDED ON THIS SUBMISSION		NOTE 4	

- GENERAL NOTES**
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PROJECT BACKGROUND: LOCATION: TAX MAP 38, BLOCKS 8, PARCELS 197,229,230. 1st ELECTION DISTRICT ZONING: R-12 & R-3C. TOTAL TRACT AREA: 1.04 AC. NUMBER OF PROPOSED LOTS: 4 SFD.
 - WATER AND SEWER SYSTEMS FOR THIS PROJECT SHALL BE PUBLIC. DRAINAGE AREA IS PATAPSCO.
 - TOPOGRAPHY IS TAKEN FROM F-97-110 PREPARED BY MILDBERG, BENDER & ASSOC., INC. AND SDP-98-146 PREPARED BY TSA GROUP, INC. CONTOUR INTERVAL IS 2 FEET.
 - COORDINATES, HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT ARE BASED ON NAD 83: HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3655 & 3649.
 - NO WETLANDS EXIST ON THIS SITE.
 - TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC. DATED
 - FOREST CONSERVATION IS NOT REQUIRED FOR THIS PROJECT AS IT WAS PROVIDED FOR WILLIAMS KNOLL LOT 3 UNDER F-97-110/F-97-154 AND FOR DOWNS RIDGE LOT 24 UNDER F-96-120.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
 - NO FLOODPLAIN EXISTS ON THIS SITE.
 - EXISTING UTILITIES SHOWN WERE TAKEN FROM APPROVED ROAD CONSTRUCTION PLANS F-97-110 AND APPROVED WATER & SEWER CONTR. NO.14-3620-0.
 - STORMWATER QUANTITY CONTROL FOR THIS PROJECT HAS BEEN PROVIDED UNDER F-97-110, QUALITY CONTROL FOR WILLIAMS KNOLL LOT 3 HAS BEEN PROVIDED WITHIN F-97-110 OPEN SPACE LOT 35 BO-RETENTION AREA, QUALITY CONTROL FOR PROPR. LOTS ON DOWNS RIDGE OPEN SPACE LOT 24 IS TO BE PROVIDED BY DRY WELLS LOCATED ON THE SPECIFIC LOTS.
 - ALL LANDSCAPING REQUIREMENTS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 - MINIMUM LOT SIZE FOR THIS PROJECT IS 8,400 S.F. (LOT 3) AND 10,800 S.F. (LOT 24).
 - THERE ARE NO CEMETERY LOCATIONS ON THIS SITE.
 - NO STREETLIGHTS ARE REQUIRED FOR THIS PROJECT.
 - THE LOTS CREATED BY THIS RESUBDIVISION WILL BE INCORPORATED INTO THE WILLIAMS KNOLL HOME OWNERS ASSOCIATION (H-4065119).

PLAN
SCALE: 1" = 30'

OPEN SPACE TABULATION

DOWNS RIDGE LOT 24:

TOTAL AREA OF SUBDIVISION:	9.58 Ac.
MINUS AREA OF TRANSMISSION LINE R/W:	-1.43 Ac.
NET AREA:	8.15 Ac.
OPEN SPACE REQUIRED (10,800 S.F. LOT SIZE):	8.15 AC. x 0.10 = 0.815 AC.
OPEN SPACE PROVIDED:	2.41 AC.
MINUS AREA OF TRANSMISSION R/W:	-1.43 AC.
EXCESS OPEN SPACE PROVIDED:	0.165 AC.

WILLIAMS KNOLL LOT 3
(TAKEN FROM WILLIAMS KNOLL SECTION 1, F-97-110)

TOTAL AREA OF SUBDIVISION:	9.20 Ac.
(EXCLUDING BULK PARCEL "A")	0.40 Ac.
MINUS AREA OF LOT 3:	6.80 Ac.
OPEN SPACE REQUIRED (20%):	1.76 Ac.
OPEN SPACE PROVIDED FOR LOT 3 (30%):	0.40 x 0.30 = 0.12 AC.
TOTAL OPEN SPACE REQUIRED:	1.88 AC.
NON-CREDIT OPEN SPACE (F-97-110):	2.14 AC.
NET OPEN SPACE PROVIDED:	2.05 AC.
EXCESS OPEN SPACE PROVIDED:	0.17 AC.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Donald Mean
PLANNING DIRECTOR **2/8/99**
DATE

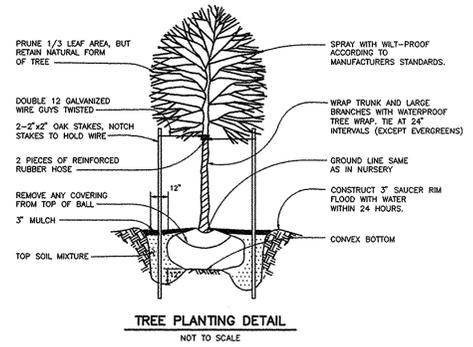
- NOTES:**
- OPEN SPACE FOR WILLIAMS KNOLL LOT 3 HAS BEEN PROVIDED WITHIN THE WILLIAMS KNOLL SUBDIVISION F-97-110, F-97-154. OPEN SPACE FOR DOWNS RIDGE LOT 24 HAS BEEN PROVIDED WITHIN THE DOWNS RIDGE SUBDIVISION F-96-120.
 - PART OF LOT PIPESTEM AREA.
 - SEE OPEN SPACE TABULATION THIS SHEET.
 - RECREATIONAL OPEN SPACE FOR DOWNS RIDGE LOT 24 HAS BEEN PROVIDED WITHIN THE DOWNS RIDGE SUBDIVISION REFER TO F-96-28 FOR LOCATION. RECREATIONAL OPEN SPACE FOR WILLIAMS KNOLL LOT 3 HAS BEEN PROVIDED WITHIN THE WILLIAMS KNOLL SUBDIVISION REFER TO F-97-110 AND F-97-154.

PLANTING LIST / LANDSCAPE LEGEND

SYMBOL	QUANTITY	NAME	REMARKS
(+)	N/A	ACER REBRUM (RED MAPLE) STREET TREE	INSTALLED BY DEVELOPER UNDER F-97-110
(Q)	2	QUERCUS RUBRA (RED OAK) LANDSCAPE TREE	PROVIDED BY DEVELOPER UNDER F-97-110 TO REMAIN
(1)	2	ACER REBRUM (RED MAPLE) LANDSCAPE TREE	PROVIDED BY DEVELOPER UNDER F-97-110 TO BE RELOCATED AS SHOWN

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY						ADJACENT TO PERIMETER PROPERTIES					
	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	
PERIMETER NO. / LANDSCAPE TYPE	1	2	3	4	5	6	1	2	3	4	5	
LINEAR FEET OF ROADWAY (FRONTAGE/PERIMETER)	191	117	106	244	141	291						
CREDIT FOR EXISTING VEGETATION (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	YES (Q)	NO	NO						
CREDIT FOR WALL, FENCE OR BERM (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO						
NUMBER OF PLANTS REQUIRED:	N/A	117 LF.	106 LF.	N/A	N/A	N/A						
SHADE TREES		2	2	0	0	0						
EVERGREEN TREES												
OTHER TREES (2:1 SUBSTITUTE)												
SHRUBS (10:1 SUBSTITUTE)												
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)												



- LANDSCAPING NOTES:**
- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN AND BY THE PLANTINGS AS SHOWN ON THESE PLANS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PRESERVATION OF THE PERIMETER VEGETATION AS SHOWN ON THESE PLANS AND FOR THE PERIMETER PLANTING ON PERIMETERS.
- NOTE:** THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.154 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES HAS PREVIOUSLY POSTED AS PART OF THE WILLIAMS KNOLL F-97-110 DEVELOPER'S AGREEMENT.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	559,671.7635	1,389,333.2853
2	559,745.0097	1,389,398.7763
26	559,826.0010	1,389,353.8790
27	559,913.9830	1,389,431.4800
28	559,656.5220	1,389,520.8140
3	559,827.2145	1,389,494.0648
4	559,689.4024	1,389,655.0071
5	559,593.3994	1,389,562.0830
6	559,724.4410	1,389,412.5721
7	559,656.1630	1,389,351.5233

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
89	9,094 S.F.	589 S.F.	8,505 S.F.
90	11,159 S.F.	696 S.F.	10,272 S.F.
91	12,020 S.F.	1,141 S.F.	10,879 S.F.
92	13,042 S.F.	550 S.F.	12,996 S.F.

LEGEND

EXISTING CONTOURS	999
PROPOSED CONTOURS	999
EXISTING WOODS LINE	
PROPOSED WOODS LINE	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
STEEP SLOPES GREATER THAN 25%	
EX. USE-IN-COMMON ACCESS EASEMENT TO BE ABANDONED	
EX. USE-IN-COMMON ACCESS EASEMENT TO REMAIN	
EX. WATER, SEWER AND UTILITY EASEMENT TO REMAIN	

BENCHMARK ENGINEERING INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

Donald Mean

OWNER/DEVELOPERS: JNSD L.C., INC. P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: 410-465-4244

PROJECT: WILLIAMS KNOLL SECTION III, LOTS 89-92
A RESUBDIVISION OF LOT 3 WILLIAMS KNOLL SECTION ONE AND DOWNS RIDGE NON-BUILDABLE LOT 24

LOCATION: BLOCK 8 TAX MAP 38 PARCELS 229, 230 & 197 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN

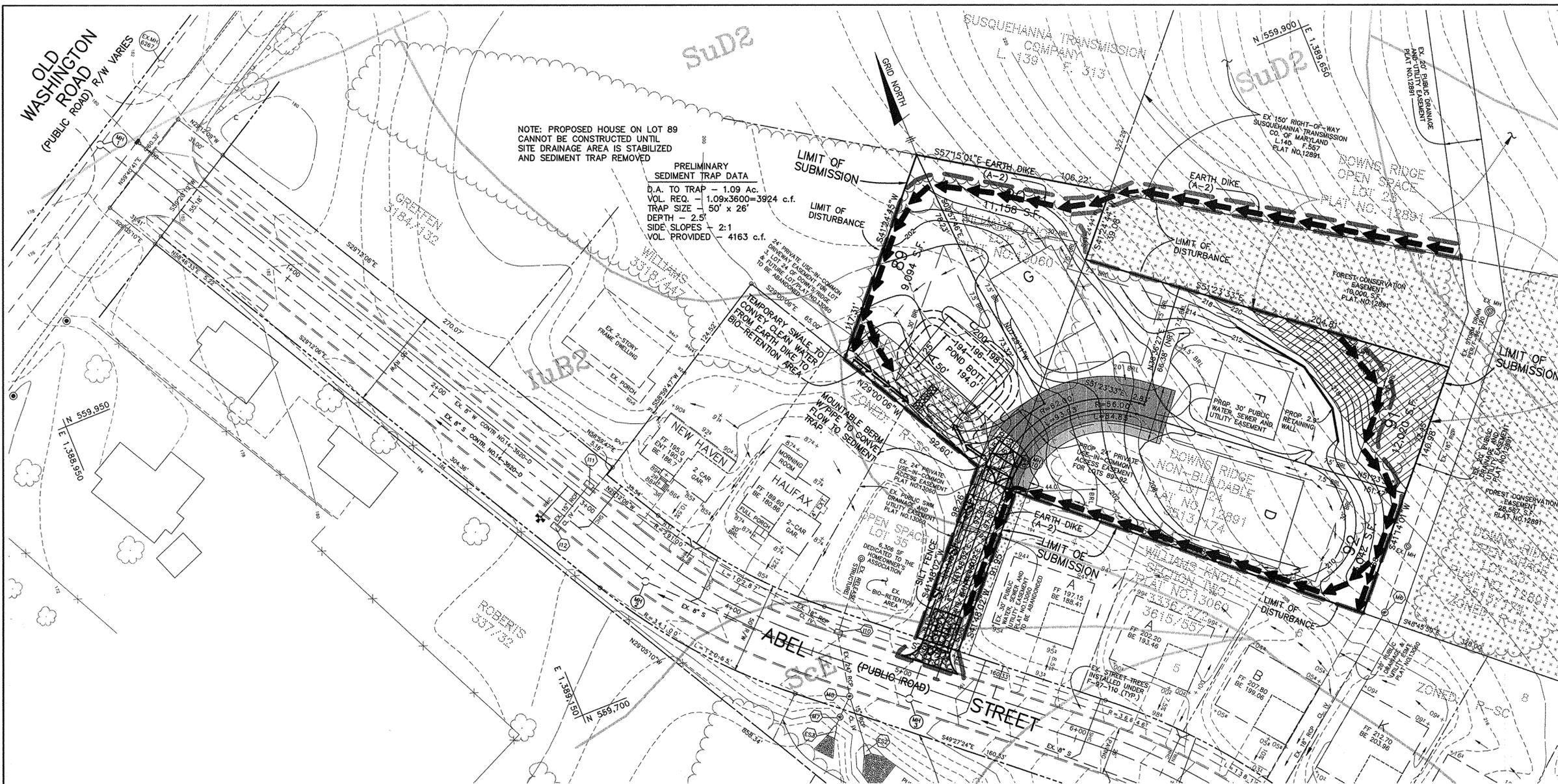
DATE: NOVEMBER, 1998
JANUARY, 1999

PROJECT NO.: 1128

SCALE: AS SHOWN

DRAWING 1 OF 2

DES: GWF DRN: MCR



LEGEND

SOILS CLASSIFICATION	---
EXISTING CONTOURS	---999---
PROPOSED CONTOURS	---999---
EXISTING WOODS LINE	~~~~~
PROPOSED WOODS LINE	~~~~~
EXISTING STRUCTURE	[Symbol]
PROPOSED STRUCTURE	[Symbol]
STEEP SLOPES GREATER THAN 25%	[Symbol]
EX. USE-IN-COMMON ACCESS EASEMENT TO BE ABANDONED	[Symbol]
EX. USE-IN-COMMON ACCESS EASEMENT TO REMAIN	[Symbol]
EX. WATER, SEWER AND UTILITY EASEMENT TO REMAIN	[Symbol]
PROPOSED EARTH DIKE	==>>>
LIMIT OF DISTURBANCE	==>>>
PROPOSED SILT FENCE	==SF==
TEMPORARY SWALE	==>>>
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]

PLAN
SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James R. [Signature] 2/5/99
PLANNING DIRECTOR DATE

NO	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mason

OWNER/DEVELOPERS: JNSD L.C., INC. P.O. BOX 417 ELLICOTT CITY, MD 21041 PHONE: 410-465-4244	PROJECT: WILLIAMS KNOLL SECTION III, LOTS 89-92 A RESUBDIVISION OF LOT 3 WILLIAMS KNOLL SECTION ONE AND DOWNS RIDGE NON-BUILDABLE LOT 24
BROWNS RIDGE PARTNERSHIP 8835-P COLUMBIA 100 PARKWAY COLUMBIA, MD 21045	LOCATION: BLOCK 8 - TAX MAP 38 PARCELS 229, 230 & 197 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOVEMBER, 1998	PROJECT NO. 1128
DATE: JANUARY, 1999	SCALE: AS SHOWN
DES: GWF	DRN: MCR
	DRAWING 2 OF 2

SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
h82	C	LUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
sc6	C	SANDY AND CLAYEY LAND - MODERATELY STEEP
su02	B	SUNNYSIDE FINE SANDY LOAM - 5 TO 15 PERCENT SLOPES - MODERATELY ERODED

SOILS MAP No. 26