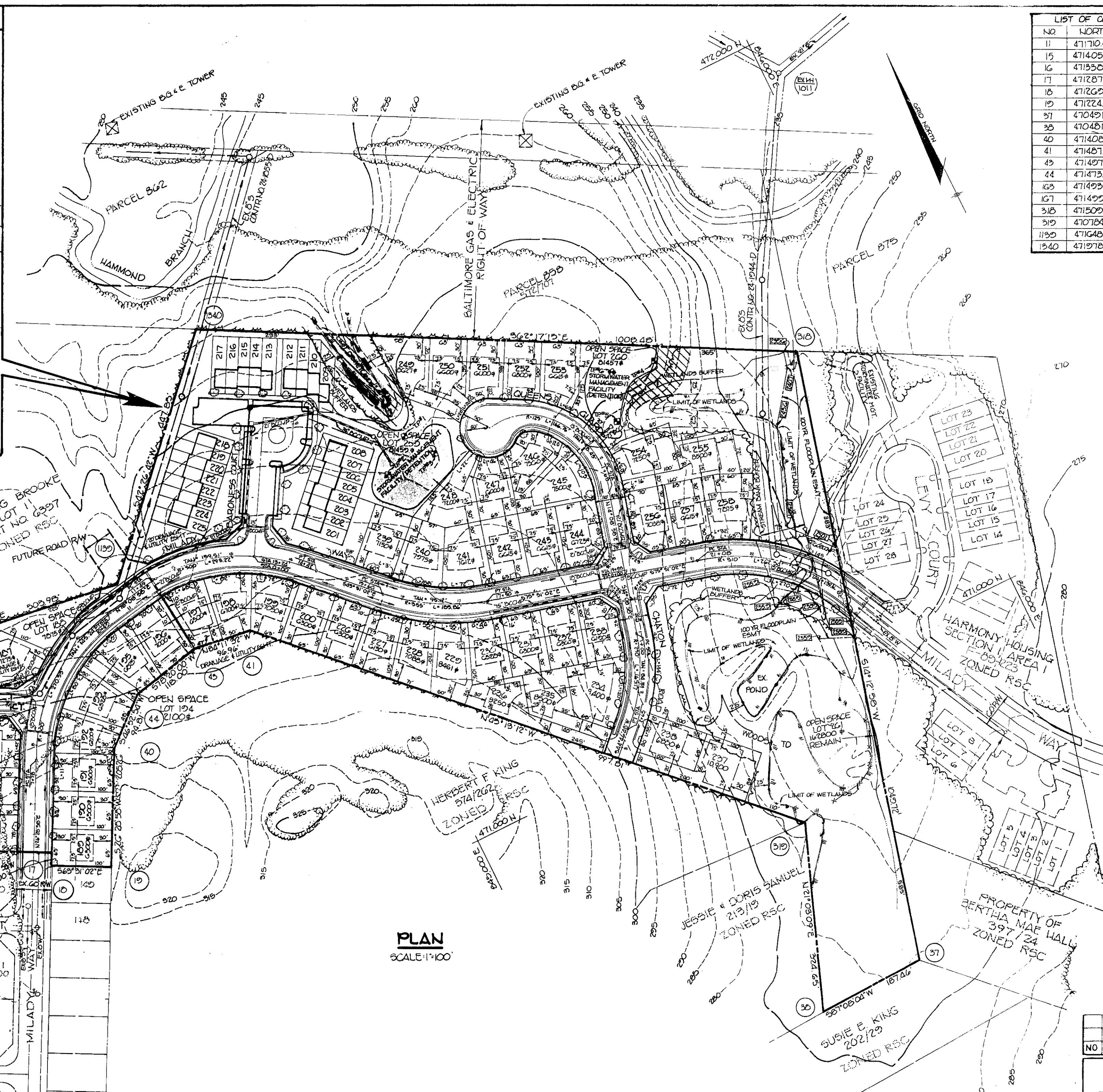


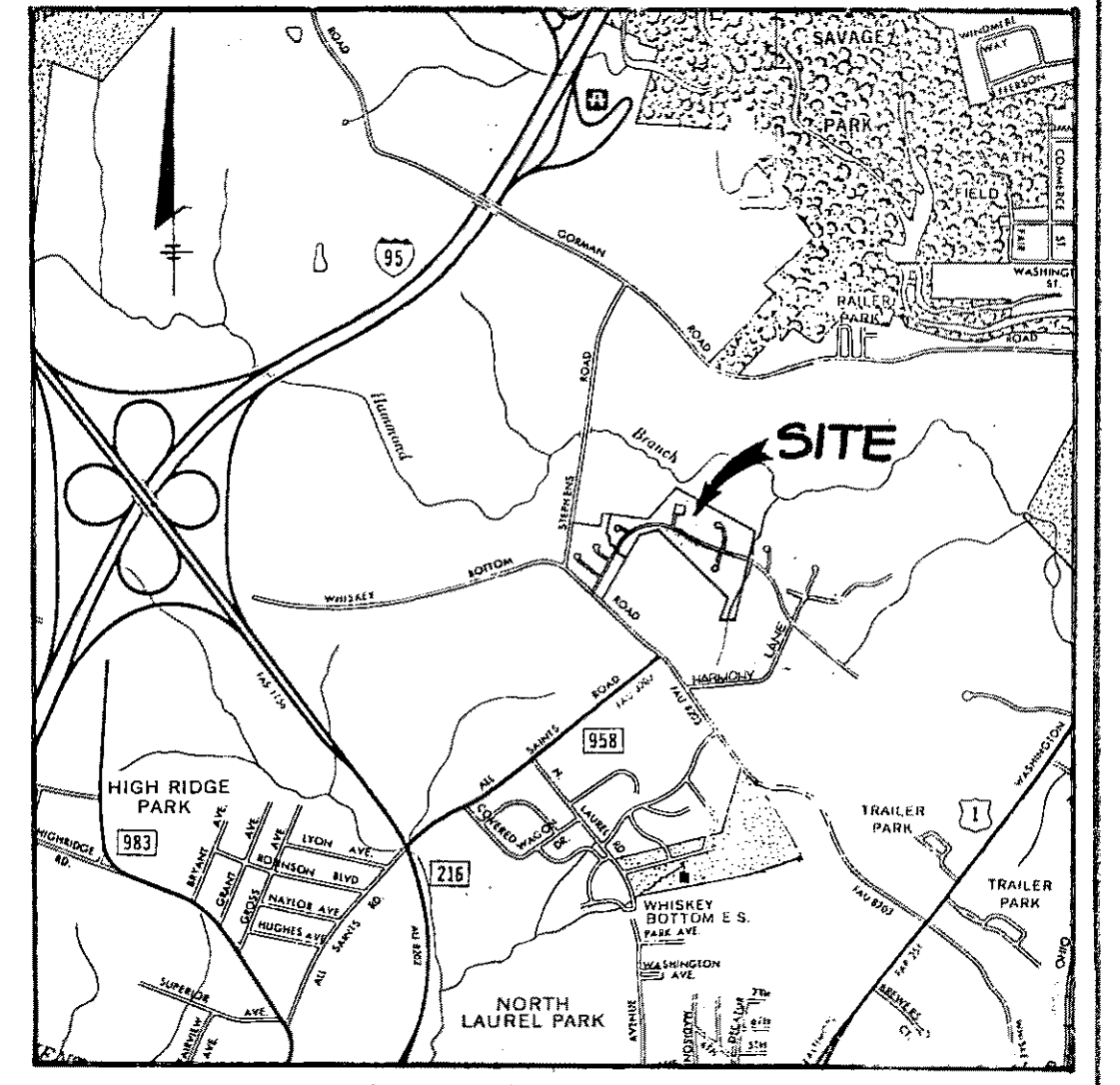
ENLARGEMENT
SCALE: 1" = 50'



PLAN
SCALE: 1" = 100'

LIST OF COORDINATES

NO	NORTH	SOUTH
11	47170.49	044143.18
15	471405.61	0442289.00
16	471350.54	0442487.19
17	471287.26	044351.72
18	471287.26	044342.80
19	471224.76	044432.31
21	470491.10	044554.14
20	470481.73	044592.92
40	471406.46	044523.24
41	471487.93	044405.01
49	471497.14	044708.60
44	471473.26	044592.92
43	471493.72	044165.49
107	471492.42	044119.51
310	471509.55	045006.46
319	470784.71	045519.54
1199	471648.29	044643.51
1540	471978.55	044945.66



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- PUBLIC WATER AND SANITARY SEWER EXTENSIONS SHALL BE MADE FOR THIS DEVELOPMENT.
 - ROADWAYS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III.
 - STORMWATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT.
 - STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III.
 - EXISTING ZONING RSC.
 - TOPOGRAPHY TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHY MAPS.
 - CS INDICATES PROPOSED STREET TREE.
 - FOR FLAG OR PIPESTEM LOTS REFUSE COLLECTION, SHOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - 3800 INDICATES 100 YR. FLOODPLAIN ELEVATION.

SITE TABULATION

GROSS AREA OF TRACT	217.6 AC.
NET AREA OF TRACT	200.0 AC.
AREA OF PROPOSED LOTS	9.66 AC.
BUILDABLE	**REQ. 0.50 AC. PROV. 7.76 AC.
OPEN SPACE	4.14 AC.
AREA OF PROPOSED ROADS	0.80 AC.
NUMBER OF PROPOSED LOTS	51
BUILDABLE	51
OPEN SPACE	5

** 2.14 AC. DUAL OPEN SPACE REQ. 1070 AC. PROVIDED IN SECTION 1 AND 1.66 AC. PROVIDED IN SECTION 2 AREA 1 = 0.90 AC.

12 AC. OF DRY USABLE OPEN SPACE IS PROVIDED IN SECTION 2 AREA 2.

3.15% REQUIRED OPEN SPACE

REQUIRED PARKING FOR 25 DU X 2 SPACES

S.F.A. LOTS 50 SPACES REQUIRED

PARKING PROVIDED FOR S.F.A. LOTS 51 SPACES PROPOSED

INDICATES EXISTING 25% SLOPES OR GREATER

DRY, LEVEL, USABLE OPEN SPACE

SECTION	AREA	% OF REQ. O.S.	REQ. O.S.
SECTION 1	8.27 AC.	18.8%	6.47
SECTION 2 AREA 1	0.68 AC.	9.5%	1.92
SECTION 2 AREA 2	1.2 AC.	31.5%	4.44
TOTAL	10.15 AC.	80%	12.74 AC.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	FLAGSTEM AREA	EXISTING 25% SLOPES OR GREATER TO REMAIN	PROPOSED 25% SLOPES OR GREATER	MINIMUM LOT AREA
105	7500*	1200*	0	0	6300*
236	9250*	2800*	0	0	6450*
235	8500*	1400*	0	0	7100*
245	6271*	1440*	0	0	7101*
255	8500*	2000*	0	0	6500*
237	10900*	2000*	0	0	8900*
250	6600*	400*	0	0	6200*

DENSITY TABULATION

	SECTION 1	SECTION 2 AREA 1	SECTION 2 AREA 2	TOTAL
GROSS AREA	32.27 AC.	261 AC.*	217.6 AC.	610.87 AC.
FLOODPLAIN AND STEEP SLOPES	1.58 AC.	0	0.80 AC.	2.38 AC.
NET AREA	307.9 AC.	261 AC.*	216.8 AC.	825.7 AC.
NO. OF DU ALLOWED (BASED ON NET AREA)	12316 AC.	30.44	239.2	245.12
FLOODPLAIN LOT ADJUSTMENT	6.03 AC.	0	0	6.03
TOTAL NO. OF DU ALLOWED	12319	30.44	239.2	251.15
TOTAL NO. OF DU PROPOSED	127	33	21	281
DENSITY PER ACRE	3.92	3.45	3.08	3.75
OPEN SPACE REQ.	6.47 AC.	1.92 AC.	** 0.38 AC.	8.77 AC.
OPEN SPACE PROV.	1070 AC.	** 1.66 AC.	7.76 AC.	20.12

* 10010 AC. PROVIDED IN SECTION 2 AREA 1 PLAT NO. 0620-0410 AC. TO BE RESUBDIVIDED IN THIS SECTION 1-021 AC.

** 2.07 AC. PROVIDED IN SECTION 2 AREA 1 PLAT NO. 0620-0410 AC. TO BE RESUBDIVIDED IN THIS SECTION-0410

TENTATIVELY APPROVED
OFFICE OF PLANNING AND
COMMUNITY DEVELOPMENT
HARRISBURG, MD
5.15.90

NO.	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

OWNER
SECURITY DEVELOPMENT CORP
8480 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

PROJECT
KING'S WOODS
SECTION 2 AREA 2

LOCATION
TAX MAP NO. 47
PARCEL NOS. 130, 139, 140, 287
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DEVELOPER
SECURITY DEVELOPMENT CORP
8480 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

TITLE
PRELIMINARY PLAN

DATE
SEPT. 11, 1989
MARCH 29, 1990

PROJECT NO.
D084

DES. DAM / JH **DRN.** JH / JLT

SCALE 1" = 100' **DRAWING** 1 OF 1