

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1.) ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) PROJECT BACKGROUND:
LOCATION: TAX MAP 47, PART OF PARCEL 057, AND PARCEL 550 METROPOLITAN DISTRICT
ZONING: R-5C
TOTAL TRACT AREA: 21.33 AC.
SECTION 1 AREA: 14.27 AC.
NUMBER OF PROPOSED LOTS: 40 SFD, 4 OPEN SPACE, 3 BANK OPEN SPACE
DATE SKETCH PLAN APPROVED: MAY 12, 1995
APPLICABLE SPZ FILE NUMBERS: 5-95-13, 5P-96-04
- 3.) TRACT BOUNDARY ESTABLISHED BY DEED, LIBER 2377, FOLIO 198; LIBER 213, FOLIO 19 AND BOUNDARY SURVEY BY TSA GROUP, INC., APRIL 1995.
- 4.) TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY BY TSA GROUP, INC., APRIL 1995. CONTOUR INTERVAL IS 2 FEET.
- 5.) COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON NAD 27 HO. CO. GEODETIC CONTROL STATIONS 2944001 AND 2944002.
- 6.) WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. DRAINAGE AREA IS PATAPSCO.
- 7.) EXISTING UTILITIES WERE LOCATED PER COUNTY DRAWINGS.
- 8.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE CLASS "A". PUBLIC ACCESS SHALL BE PROVIDED FOR STRUCTURAL MAINTENANCE BY HOWARD COUNTY AND ROUTINE MAINTENANCE BY HOMEOWNERS ASSOCIATION. WATER QUALITY SHALL BE PROVIDED BY DRY WELLS FOR LOTS (ROOFTOPS/DREWNAYS) WHICH DO NOT DRAIN TO THE STORMWATER MANAGEMENT FACILITY.
- 9.) WETLANDS DELINEATION PREPARED BY M.A. DIRCKS & CO. INC., 11/94. THERE SHALL BE NO WETLAND OR BUFFER DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT.
- 10.) FOREST CONSERVATION PLAN PREPARED BY M.A. DIRCKS & CO. INC., 9/95. OFFSITE REFORESTATION REQUIRED FOR THIS PROJECT.
- 11.) APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOC., 1/95.
- 12.) FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 13.) NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14.) GEOTECHNICAL REPORT PROVIDED BY HILLIS-CARNES AND ASSOC., 6/95.
- 15.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- 16.) STREET LIGHTS SHALL BE PROVIDED PER COUNTY REQUIREMENTS. MINIMUM 20 FOOT SPACING BETWEEN STREET LIGHT AND STREET TREE REQUIRED.
- 17.) A DESIGN MANUAL WAIVER (SECTION 5.2.4.1) HAS BEEN APPROVED BY THE CHIEF OF DEVELOPMENT ENGINEERING TO PERMIT THE 5M OUTFALL LESS THAN 20' FROM THE PROPERTY LINE, DECEMBER 28, 1995.

PLAN
SCALE: 1" = 50'

SITE DATA

TOTAL TRACT AREA	21.33 AC.
SECTION 1 AREA	14.27 AC.
REMAINDER PARCEL AREA	7.06 AC.

SECTION 1

1.) GROSS AREA	14.27 AC.
2.) FLOODPLAIN / STEEP SLOPES	0 AC.
3.) NET AREA	14.27 AC.
4.) NO. OF ALLOWABLE LOTS @ 4 PER NET ACRE	57

SECTION 2

5.) TOTAL NUMBER OF PROPOSED LOTS:	
SINGLE FAMILY DETACHED	40
OPEN SPACE	4
BANK OPEN SPACE	3
6.) AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.17 AC.
7.) AREA OF PROPOSED BUILDABLE LOTS	6.25 AC.
8.) AREA OF PROPOSED BANK OPEN SPACE LOTS	2.80 AC.
9.) OPEN SPACE REQUIRED (% OF GROSS AREA)	2.85 AC.
10.) OPEN SPACE PROVIDED (% OF GROSS AREA)	3.02 AC.
11.) RECREATIONAL OPEN SPACE REQUIRED (% OF GROSS AREA)	0.23 AC. (SECTION 1)
12.) RECREATIONAL OPEN SPACE PROVIDED	0.33 AC.

MINIMUM LOT SIZE CHART

LOT No.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
14	7,250 S.F.	401 S.F.	6,849 S.F.
15	7,445 S.F.	688 S.F.	6,776 S.F.
16	8,182 S.F.	1,013 S.F.	7,170 S.F.
17	9,616 S.F.	1,362 S.F.	8,254 S.F.
20	8,197 S.F.	1,134 S.F.	7,063 S.F.
21	7,686 S.F.	1,134 S.F.	6,552 S.F.
26	8,255 S.F.	966 S.F.	7,290 S.F.
27	8,863 S.F.	908 S.F.	7,955 S.F.
28	6,958 S.F.	541 S.F.	6,417 S.F.
29	6,798 S.F.	167 S.F.	6,631 S.F.
32	7,442 S.F.	597 S.F.	6,845 S.F.

NOTE: THERE IS NO FLOODPLAIN OR STEEP SLOPES WITHIN THESE LOTS.

EASEMENT TABLE

EASEMENT	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS
*ESMT 'A'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 14-17
*ESMT 'B'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 20-21
*ESMT 'C'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 26-29

* PUBLIC WATER, SEWER, AND UTILITY ESMTS.

DENSITY TABULATION

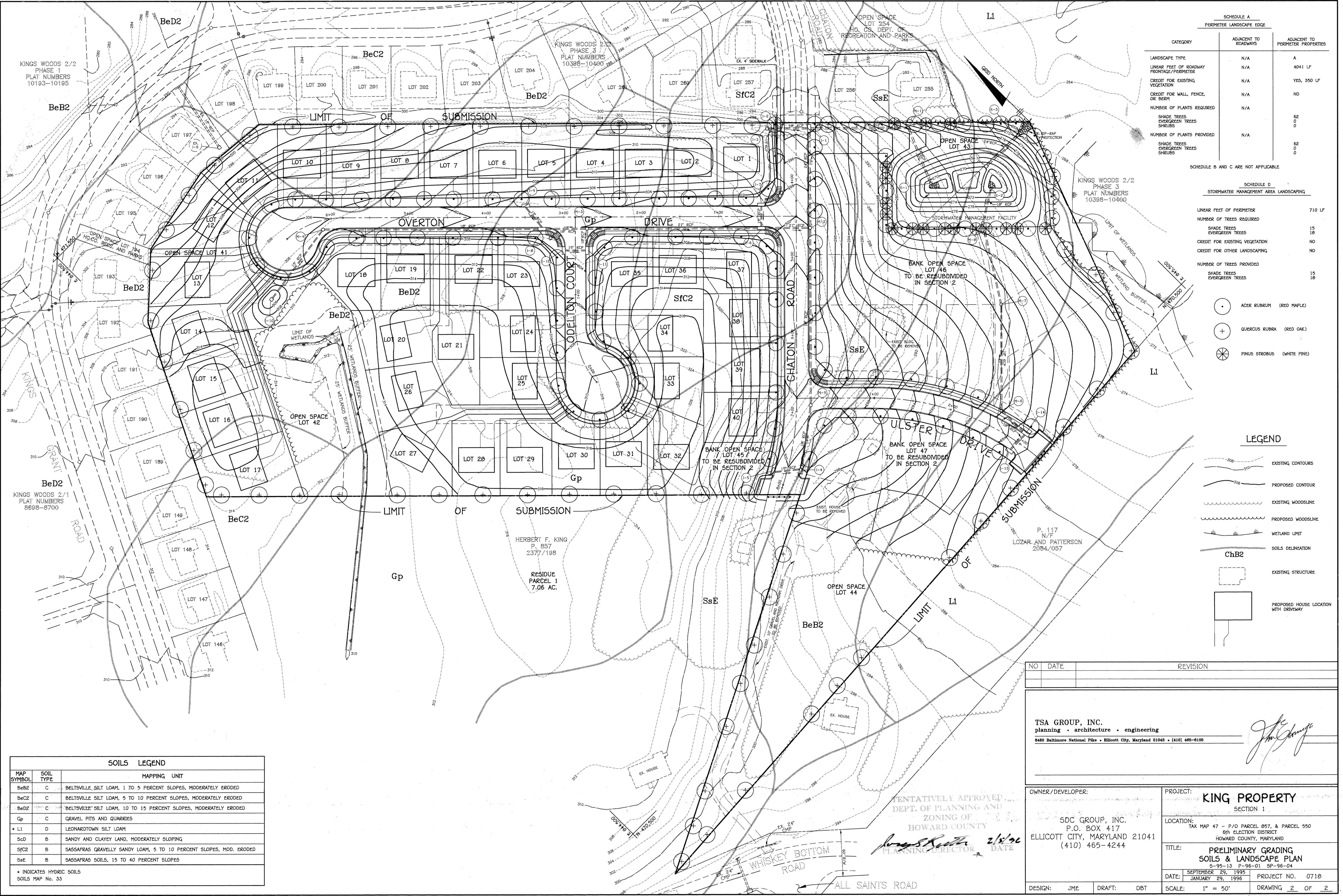
SECTION	GROSS AREA	FLOODPLAIN/STEEP SLOPES	NET AREA	NO. OF LOTS ALLOWED	NO. OF LOTS PROPOSED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	RECREATION O.S. REQUIRED	RECREATION O.S. PROVIDED	DENSITY PER ACRE
SECTION 1	14.27 AC.	0	14.27 AC.	57	40	2.85 AC.	3.02 AC.	0.23 AC.	0.33 AC.	2.8
SECTION 2	2.81 AC.	0	2.80 AC.	*	17	0 AC.	0 AC.	0.10 AC.	0 AC.	6.0
TOTAL	14.27 AC.	0	14.27 AC.	57	57	2.85 AC.	3.02 AC.	0.33 AC.	0.33 AC.	4.0

* SECTION 2 IS A RESUBDIVISION OF 2.80 ACRES OF SECTION 1. NUMBER OF LOTS ALLOWED AND OPEN SPACE REQUIRED BASED ON TOTAL AREA AS SHOWN IN SECTION 1.

COORDINATE LIST

No.	NORTH	EAST
403	470481.6582	845396.8120
457	470425.2192	844502.2564
2100	470786.1540	845509.8300
2103	470791.1089	845229.2956
2111	471472.7889	844993.1476
2112	471496.6511	844708.7097
2115	471408.4821	844523.8368
2116	471487.3437	844805.0740
2147	470656.2427	844961.3105
2148	471196.5532	844418.2520

NO	DATE	REVISION
<p>TSA GROUP, INC. planning • architecture • engineering 9460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105</p>		
<p>OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244</p>		
<p>PROJECT: KING PROPERTY SECTION 1</p>		
<p>LOCATION: TAX MAP 47 - P/O PARCEL 057, & PARCEL 550 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>		
<p>TITLE: PRELIMINARY PLAN 5-95-13 P-96-01 5P-96-04</p>		
DESIGN:	JME	DRAFT: DBT
DATE:	SEPTEMBER 29, 1995 JANUARY 29, 1996	PROJECT NO. 0718
SCALE:	AS SHOWN	DRAWING 1 OF 2



SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	4041 LF
CREDIT FOR EXISTING VEGETATION	N/A	YES, 350 LF
CREDIT FOR WALL, FENCE, OR BERM	N/A	NO
NUMBER OF PLANTS REQUIRED	N/A	
SHADE TREES		62
EVERGREEN TREES		0
SHRUBS		0
NUMBER OF PLANTS PROVIDED	N/A	
SHADE TREES		62
EVERGREEN TREES		0
SHRUBS		0

SCHEDULE B AND C ARE NOT APPLICABLE

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	710 LF
NUMBER OF TREES REQUIRED	
SHADE TREES	15
EVERGREEN TREES	18
CREDIT FOR EXISTING VEGETATION	NO
CREDIT FOR OTHER LANDSCAPING	NO
NUMBER OF TREES PROVIDED	
SHADE TREES	15
EVERGREEN TREES	18

- ACER RUBRUM (RED MAPLE)
- ⊕ QUERCUS RUBRA (RED OAK)
- ⊗ PINUS STROBUS (WHITE PINE)

LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOUR
	EXISTING WOODS LINE
	PROPOSED WOODS LINE
	WETLAND LIMIT
	SOILS DELINEATION
	EXISTING STRUCTURE
	PROPOSED HOUSE LOCATION WITH DRIVEWAY

SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
BeB2	C	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
BeC2	C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
BeD2	C	BELTSVILLE SILT LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
Gp	C	GRAVEL PITS AND QUARRIES
L1	D	LEONARDTOWN SILT LOAM
Sd0	B	SANDY AND CLAYEY LAND, MODERATELY SLOPING
Sfc2	B	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MOD. ERODED
SsE	B	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES

* INDICATES HYDRIC SOILS
SOILS MAP NO. 33

NO	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6106

John G. Jones

OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: KING PROPERTY SECTION 1 LOCATION: TAX MAP 47 - P/O PARCEL 057, & PARCEL 550 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY GRADING SOILS & LANDSCAPE PLAN 5-95-13 P-96-01 SP-96-04 DATE: SEPTEMBER 29, 1995 JANUARY 29, 1996 PROJECT NO. 0710
DESIGN: JME DRAFT: DBT	SCALE: 1" = 50' DRAWING 2 OF 2

1/25/96
 ASB: Dwg. 4-3002
 1/25/96

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Augusta R. Miller 2/5/96
 PLANNING DIRECTOR DATE