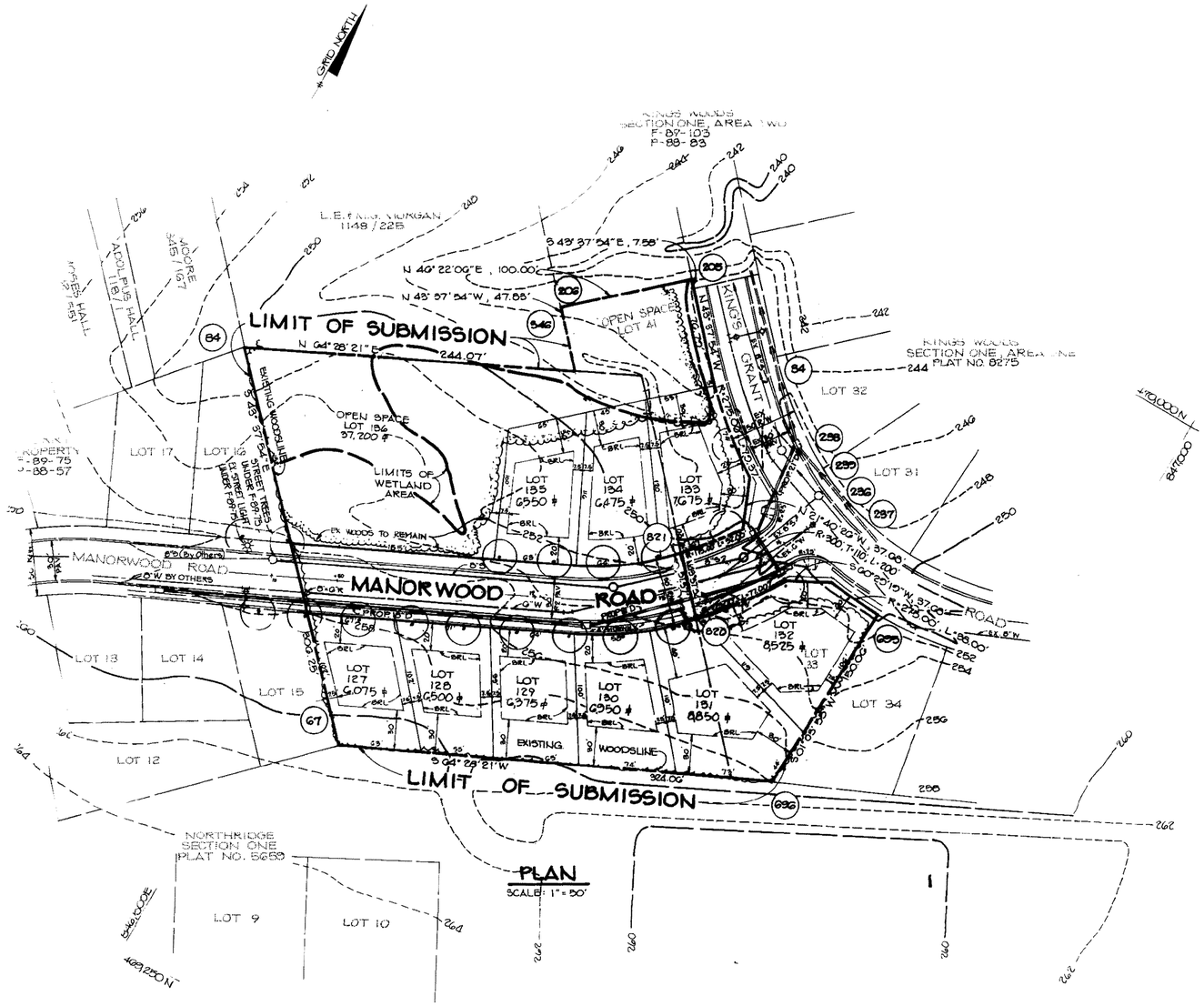

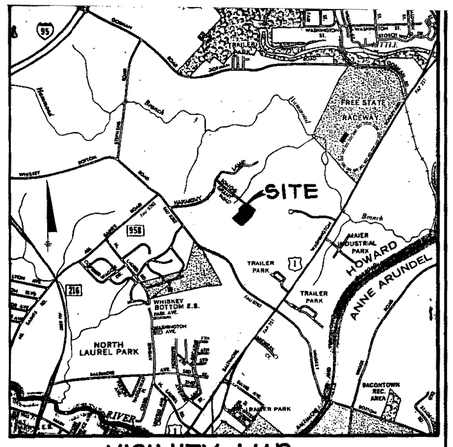

VICINITY MAP

SCALE 1" = 2000'

GENERAL NOTES

1. PUBLIC WATER AND SANITARY SEWER EXTENSIONS SHALL BE MADE FOR THIS DEVELOPMENT.
2. ROADWAYS SHALL BE IN ACCORDANCE WITH THE "HOWARD COUNTY DESIGN MANUAL - VOLUME III."
3. STORM WATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT.
4. STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE "HOWARD COUNTY DESIGN MANUAL."
5. EXISTING ZONING R-SC.
6. GROSS AREA OF TRACT = 2.62 Ac.
7. AREA OF PROPOSED LOTS = 2.29 Ac. BUILDABLE 1.44 Ac. OPEN SPACE 0.85 Ac.
8. AREA OF PROPOSED ROADS = 0.38 Ac.
9. NUMBER OF LOTS:
   BUILDABLE 3
   OPEN SPACE 1
10. STORMWATER MANAGEMENT FOR THIS SITE SITE WAS PROVIDED UNDER KINGS WOODS SECTION ONE, AREA 1, F-87-207
11. AREA OF DRY GROUND USEABLE OPEN SPACE IN SECTION 1, AREA 4 = 0.93 Ac. > 0.86 Ac. 50% OF REQUIRED OPEN SPACE.
12. ● INDICATES PROPOSED STREET TREES.
13. EXISTING SITE CONTAINS 2.4 Ac.± OF WOODS CONSISTING OF MAPLE, OAK AND POPLAR

Density Tabulation

Item	Section 1/1	Section 1/2 1/3	Section 1/4	Total	
Gross Area	14.235	16.649	2.62	33.504	Ac.
Flood Plain Area	1.507	0.069	0	1.576	Ac.
Net Area	12.728	16.580	2.62	31.928	Ac.
No. D.U. Allowed (Based on Net Area)	50.912	66.32	10.48	127.71	DU.
Flood Plain Lot Adjust.	6.828	0.276	0	6.304	DU.
Total No. D.U. Allowed	56.94	66.596	10.48	134.02	DU.
Total No. D.U. Proposed	39	71	9	119	DU.
Density Per Acre	2.74	4	3.44	3.55	DU.
Open Space Req.	2.85	3.33	0.52	6.70	Ac.
Open Space Prov.	5.13	7.07	0.85	19.05	Ac.

TENTATIVELY APPROVED
ON 10-6-88
DATE
OFFICE of PLANNING AND ZONING of HOWARD COUNTY
PLANNING DIRECTOR 1/3/89 DATE
LKS

LIST OF COORDINATES

NO	NORTH	EAST
821	469725.6845	846690.4011
34	469840.1602	846663.2897
67	469465.2788	846562.0069
84	469685.0304	846352.5086
205	469895.7427	846610.3007
206	469826.7409	846537.9215
236	469739.7282	846786.6054
237	469758.2829	846819.3945
238	469791.3561	846725.5311
239	469756.3424	846739.4463
346	469792.1189	846570.9280
695	469754.9626	846857.2201
696	469604.9303	846854.4304
820	469685.3107	846783.9893

NO	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
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STATE OF MARYLAND JAMES KENNETH TRACY No. 9346 REGISTERED PROFESSIONAL ENGINEER

James K. Tracy

OWNER/CONTRACT PURCHASER
SECURITY DEVELOPMENT CORPORATION
P.O. BOX 417
ELLICOTT CITY, MARYLAND
21043

DEVELOPER
SECURITY DEVELOPMENT CORPORATION
P.O. BOX 417
ELLICOTT CITY, MARYLAND
21043

DES. RJW DRN. JLR

PROJECT KINGS WOODS
SECTION 1, AREA 4, LOTS 127 ~ 136
INCLUDING A RESUBDIVISION OF KINGS WOODS SEC. 1, AREA 1, LOTS 33 & 41

LOCATION TAX MAP NO. 47
PARCEL NOS. 775 & 781
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE SKETCH PLAN
WP-88-42 S-88-28

DATE SEPT. 16, 1988; DEC. 23, 1988 PROJECT NO 0080

SCALE 1"=50' DRAWING 1 OF 1

S-89-28