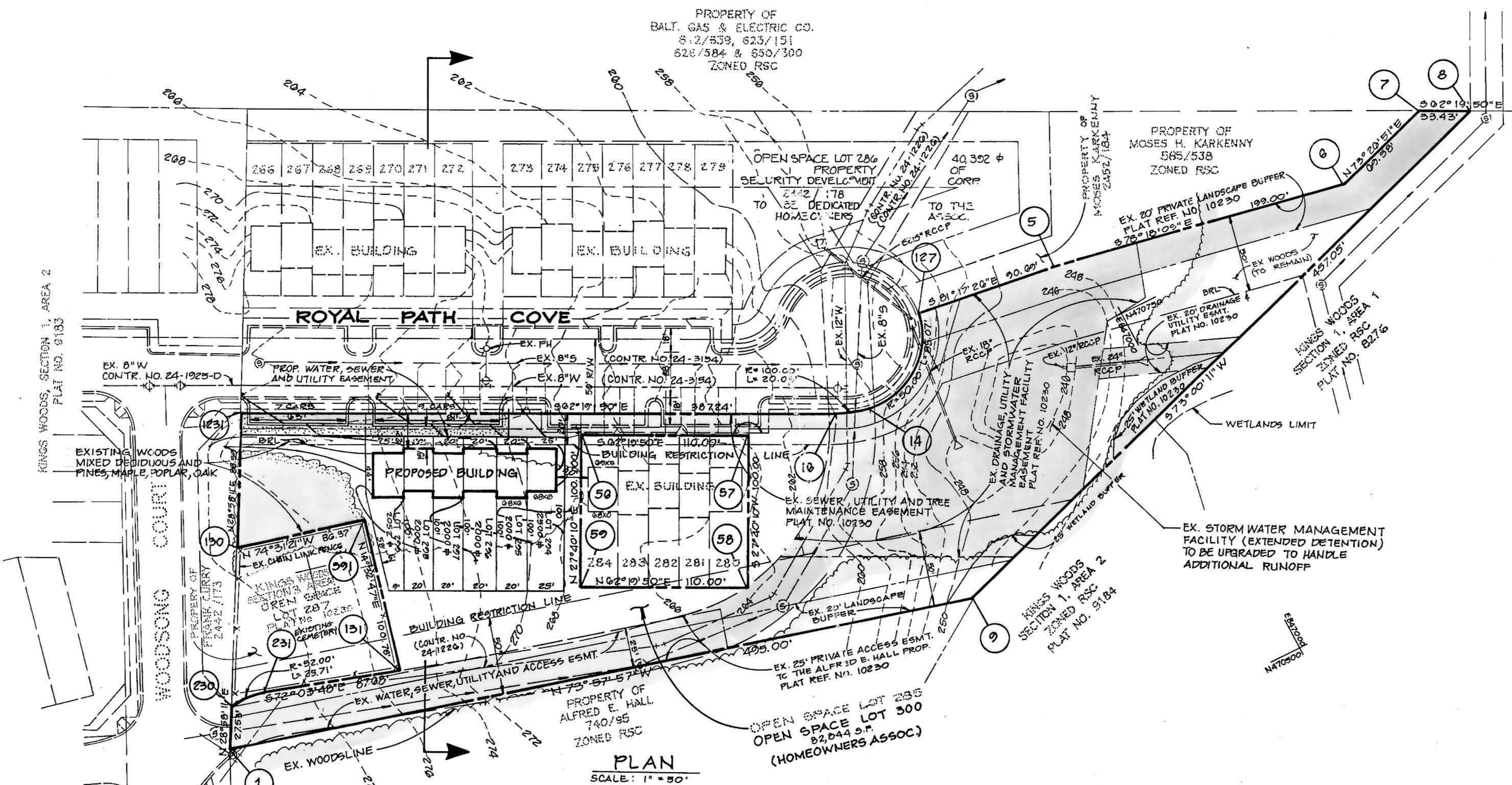
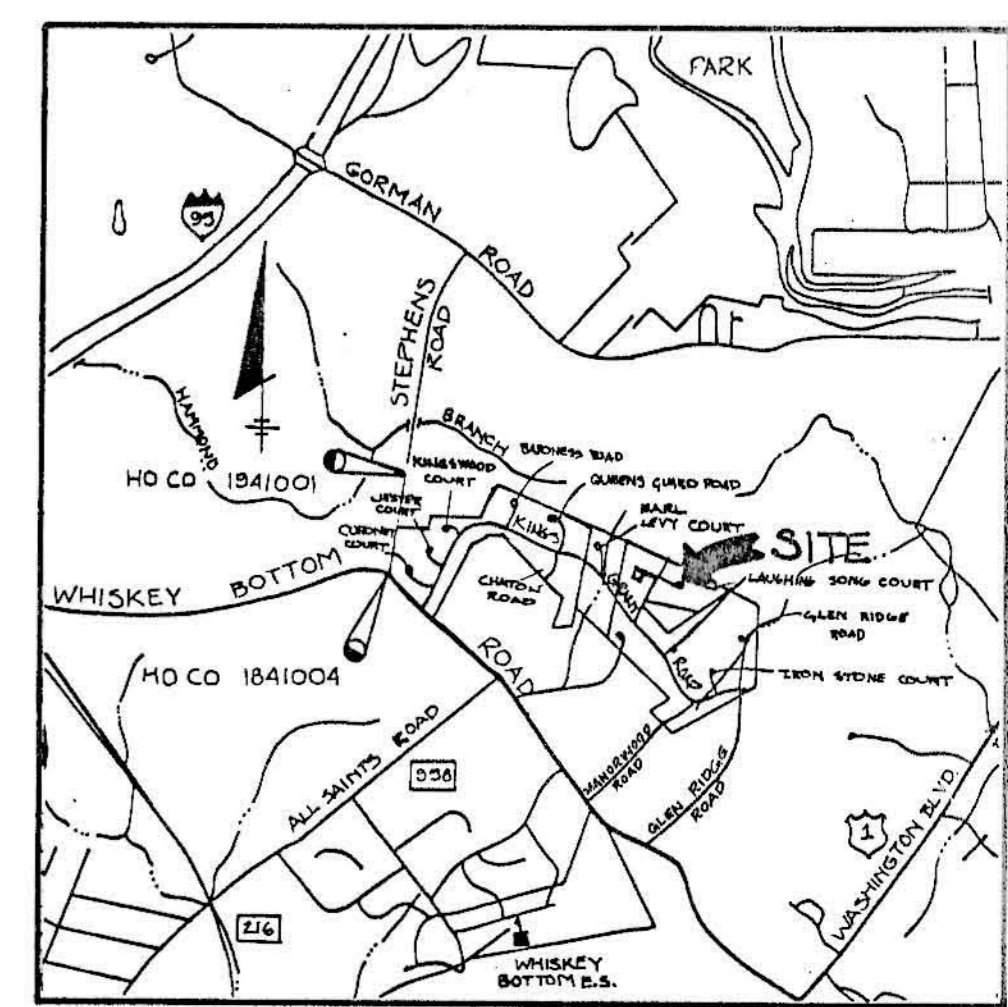
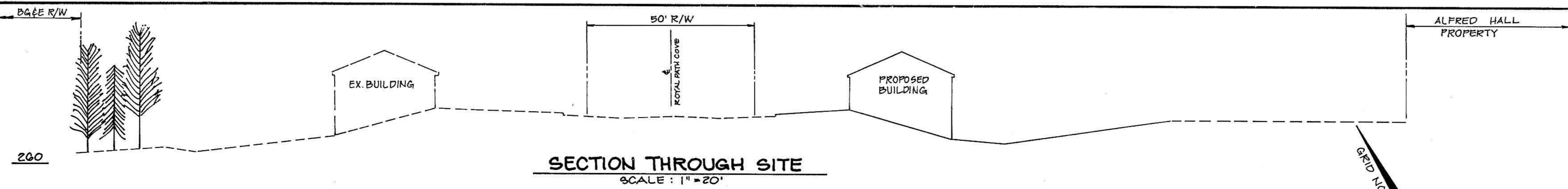


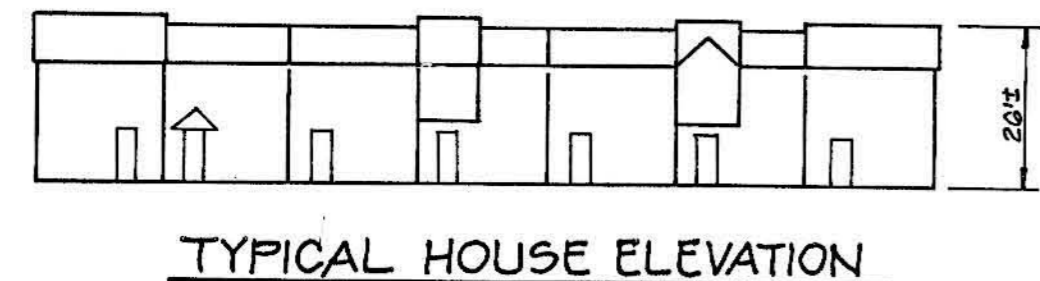
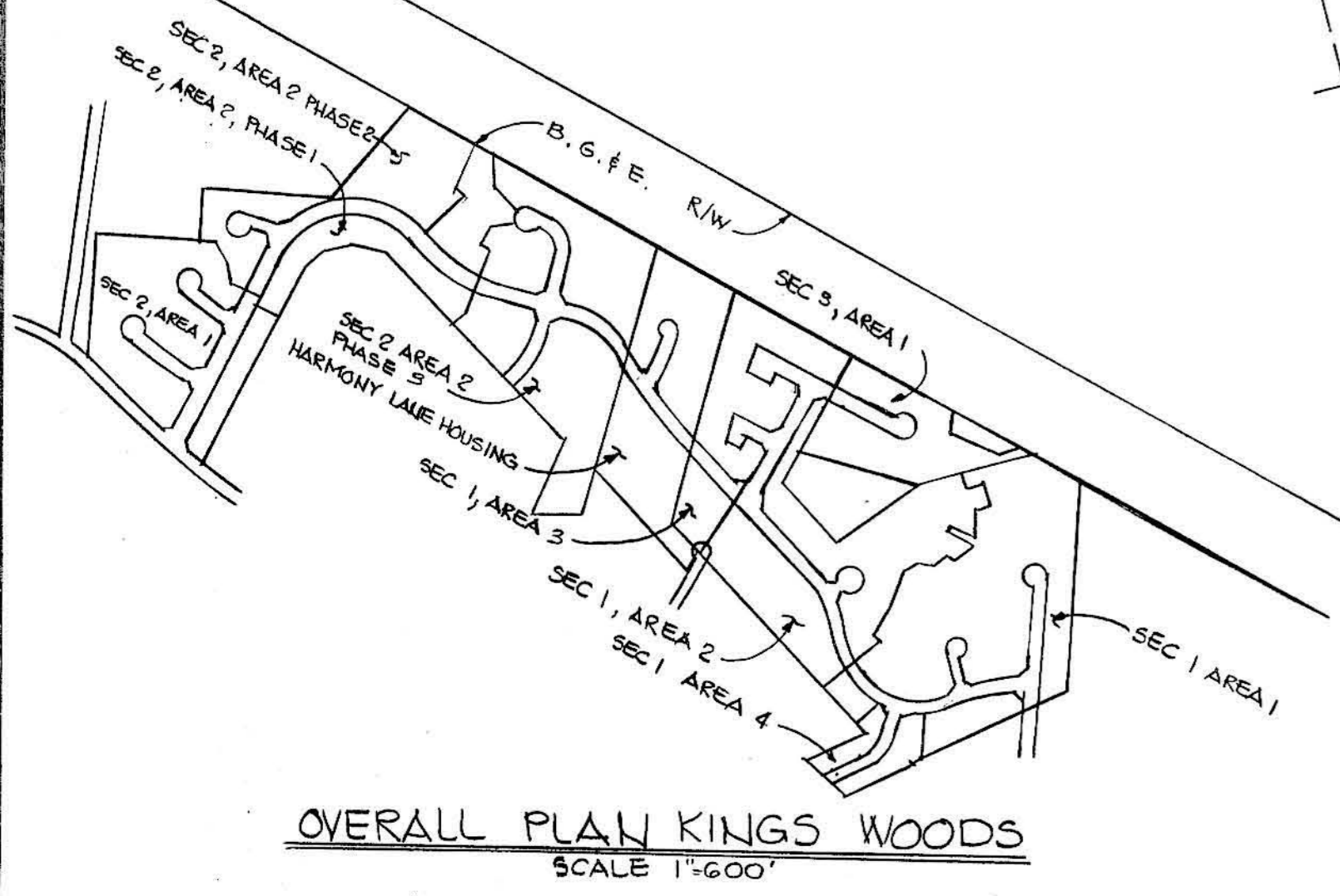
COORDINATE LIST		
NO.	NORTH	EAST
1	470705.7000	840349.8297
5	470700.0000	840971.4045
6	470700.0000	847100.0000
7	470700.0000	847233.0000
8	470702.0406	847202.0000
9	470702.0406	840825.5744
14	470771.9812	840818.4720
10	470770.4500	840790.9197
58	470843.0880	840040.4020
57	470792.0075	840745.8220
58	470703.4433	840690.3050
59	470754.5238	840601.9051
127	470812.4208	840801.8377
130	470801.7000	840414.0490
131	470701.1000	840471.9700
230	470700.0447	840303.1030
231	470780.1702	840300.5005
231	470800.7110	840497.2000
1231	470900.2733	840450.9021



- GENERAL NOTES
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM ROAD CONSTRUCTION PLANS F-91-173 AND SITE DEVELOPMENT PLAN SDP-92-64.
 - WATER AND SEWER FOR THIS SITE IS PUBLIC AND IS WITHIN THE LITTLE PATUXENT DRAINAGE AREA AS SHOWN ON CONTRACT NO. 24-3154-D.
 - STORMWATER MANAGEMENT FOR THIS SITE IS BY EXTENDED DETENTION.
 - ALL EXISTING UTILITIES SHOWN WERE TAKEN FROM CONTRACT DRAWINGS.
 - RELATED HOWARD COUNTY FILE NUMBERS 8-90-17, PB 260, PB 261, P-91-09, F-91-173.
 - THIS PROJECT IS WITHIN THE METROPOLITAN DISTRICT.

EXISTING ZONING		RSC
GROSS AREA		2.19 AC
NET AREA		2.19 AC
AREA OF PROPOSED LOTS	BUILDABLE OPEN SPACE	0.29 AC 1.90 AC
AREA OF PROPOSED RIGHT-OF-WAY		0 AC
NUMBER OF PROPOSED LOTS	BUILDABLE OPEN SPACE	6 1
NUMBER OF PARKING SPACES	REQUIRED PROPOSED	12 16

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR DATE 3/11/92
JA



DESCRIPTION	F-87-207 SECT 1 AREA 1	F-89-103 SECT 1 AREA 2	F-89-210 SECT 1 AREA 3	F-89-149 SECT 1 AREA 4	TOTAL SECT 1	HARMONY SECT 2 AREA 1	F-89-17 SECT 2 AREA 1	F-91-67 SECT 2 AREA 2	F-91-116 SECT 2 AREA 2	F-91-163 SECT 2 AREA 3	TOTAL SECT 2	F-91-173 SECT 3 OR PLAY 10230	SECT 3 WITH THIS RESUB	TOTAL SECT 3	TOTAL WITH ALL SECTIONS COMPLETE
GROSS AREA	13.64	10.30	5.87	2.56	32.37	7.05	9.61	7.87	2.19	11.69	31.36	4.88	4.88	4.88	75.66
FLOODPLAIN & STEEP SLOPES	1.51	0.87	0.00	0.00	1.58	0.11	0.00	0.20	0.16	0.58	0.94	0.00	0.00	0.00	2.63
NET AREA	12.13	9.43	5.87	2.56	30.79	6.94	9.61	7.67	2.03	11.11	30.42	4.88	4.88	4.88	73.03
NO. OF D.U. ALLOWED (BASED ON NET AREA)	48.52	40.92	23.40	10.24	123.16	27.76	38.44	30.60	8.12	44.44	121.68	19.52	19.52	19.52	292.12
FLOODPLAIN LOT ADJUSTMENT	6.83	0.00	0.00	0.00	6.83	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.49
TOTAL NO. OF D.U. ALLOWED	55.35	40.92	23.40	10.24	129.99	28.22	38.44	30.60	8.12	44.44	121.68	19.52	19.52	19.52	298.61
TOTAL NO. OF D.U. PROPOSED	39	28	51	9	127	28	33	28	25	31	117	19	26	26	292
DENSITY PER ACRE	3.22	2.74	0.69	3.52	4.12	4.05	3.43	3.65	12.31	2.79	3.84	3.89	5.33	5.33	4.08
OPEN SPACE REQUIRED	2.73	2.06	1.17	0.51	6.47	1411	1.92	1.57	0.44	2.24	6.27	0.98	0.98	0.98	15.13
OPEN SPACE PROVIDED	4.85	2.65	2.39	0.78	10.67	4.30	1.66	1.64	0.70	1.68	8.68	3.35	3.02	3.02	26.67

- TOTAL NO. OF UNITS PROPOSED:
- 1) UNITS PROPOSED NOT INCLUDING FLOODPLAIN LOT ADJUSTMENT UNITS
 - 2) TOTAL UNITS PROPOSED INCLUDING FLOODPLAIN LOT ADJUSTMENT UNITS
- DENSITY:
- 1) DENSITY NOT INCLUDING ADDITIONAL FLOODPLAIN LOT ADJUSTMENT UNITS
 - 2) DENSITY WITH ADDITIONAL FLOODPLAIN LOT ADJUSTMENT UNITS INCLUDED

NO.	DATE	REVISION

T S A GROUP INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

OWNER: SECURITY DEVELOPMENT CORP. P.O. BOX 417, ELICOTT CITY, MARYLAND 21043

DEVELOPER: SECURITY DEVELOPMENT CORP. P.O. BOX 417, ELICOTT CITY, MARYLAND 21043

DES: D.A.M. DRN: J.W.G.

PROJECT: **KINGS WOODS**
SECTION 3, AREA 1
A RESUBDIVISION OF OPEN SPACE LOT 205, PLAT NO. 10230

LOCATION: TAX MAP NO. 47, PARCEL NO. 559, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN

DATE: MARCH 17, 1992
DEC. 8, 1992

PROJECT NO: 0457

SCALE: AS SHOWN DRAWING 1 OF 1