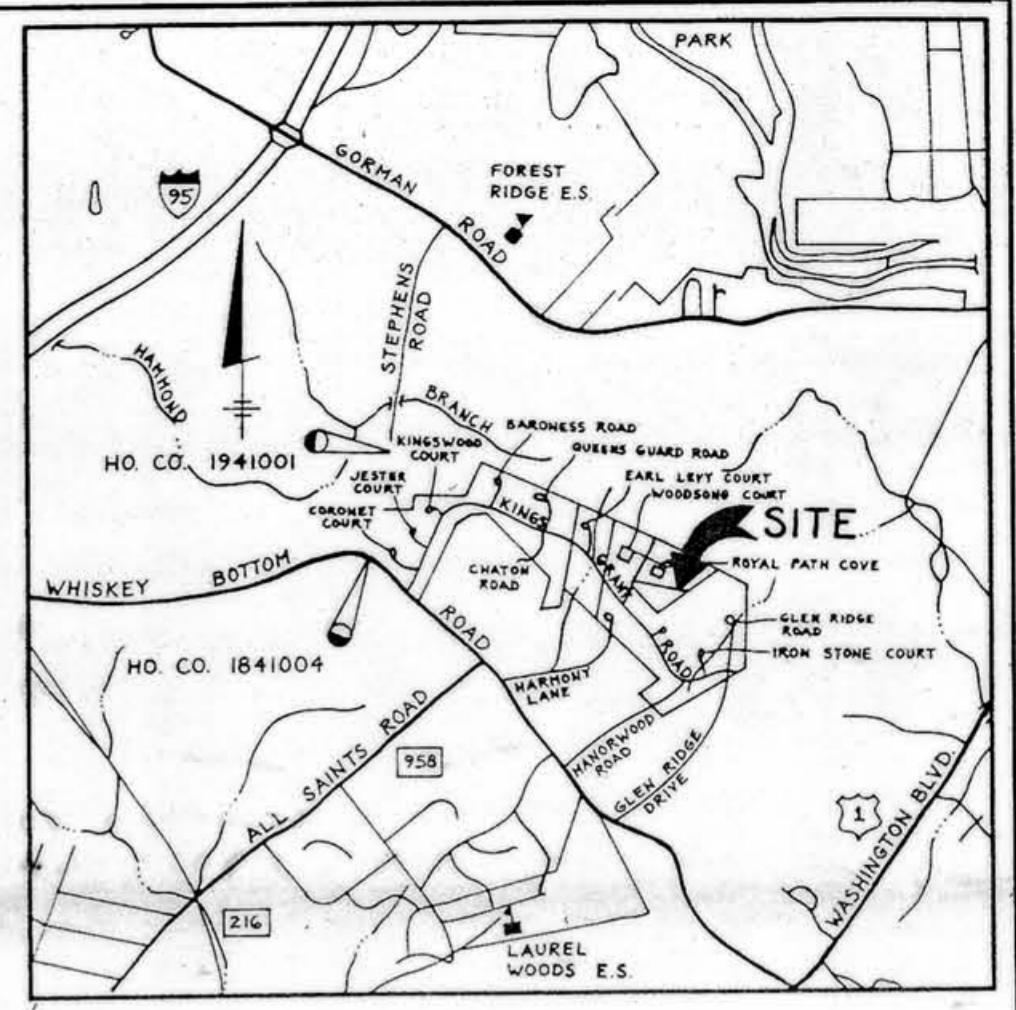
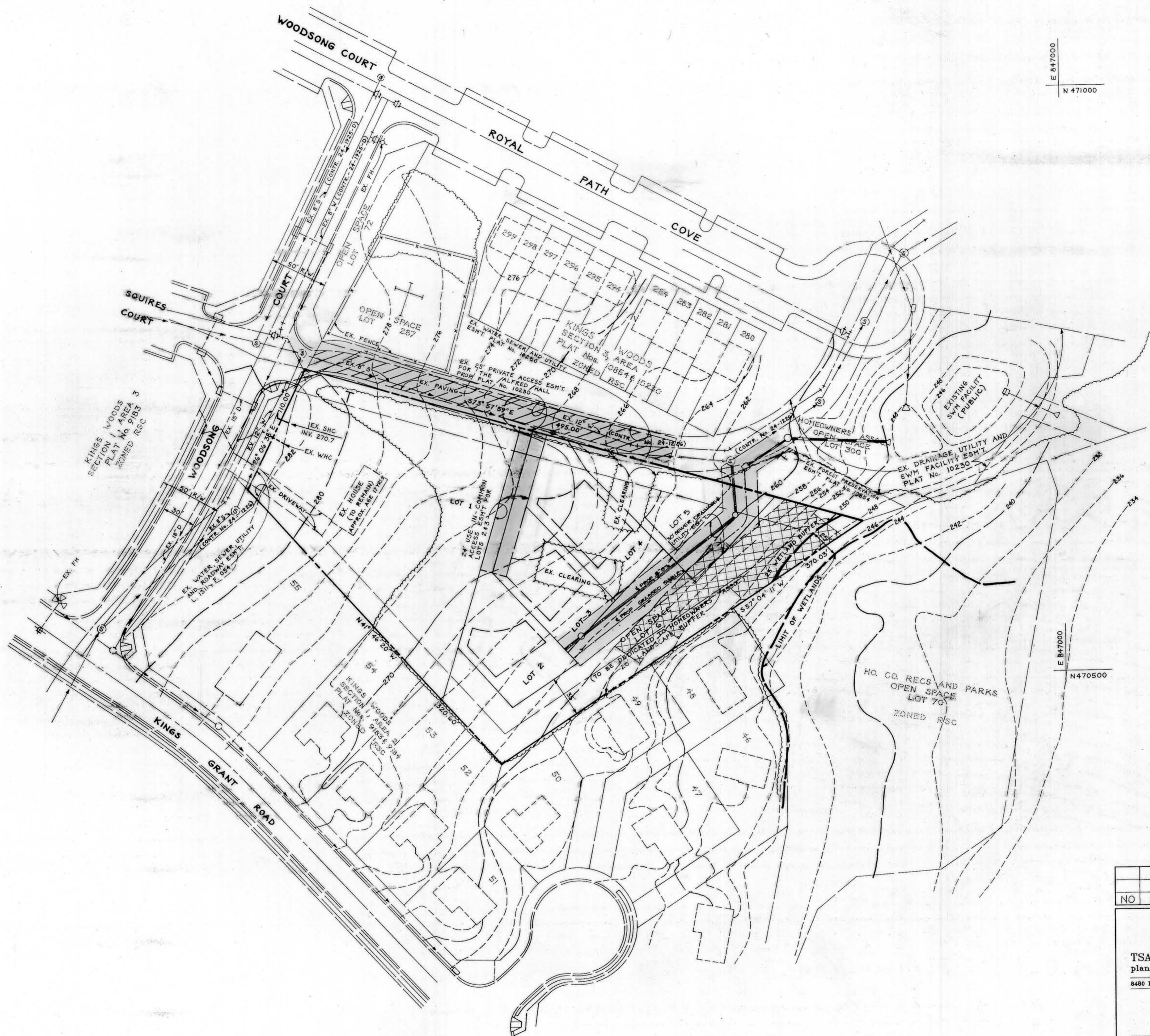




E 847000
N 470500

E 847000
N 471000



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- 1) This project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
- 2) Topography shown hereon was taken from Road Construction plans F-91-173 and F-89-103 Kings Woods.
- 3) Water and sewer extensions for this project will be public and are located in the Little Patuxent drainage area.
- 4) Existing utilities shown hereon have been taken from record drawings.
- 5) No wetlands exist on this property.
- 6) Previous county file numbers 5-24-26, 5-24-41, WP-24-53, WP-24-103 (WP-25-10 WP-25-75)

SITE ANALYSIS

	RSC
1) Existing zone	RSC
2) Gross area of site	1.96 Ac +/-
3) Approximate area of floodplain	0.00 Ac
4) Net area of tract	1.96 Ac +/-
5) Area of buildable lots	1.52 Ac +/-
6) Area of Open Space lot	0.40 Ac +/-
7) Area of Open Space less than 35' in width	0.00 Ac
8) Net area of Open Space provided	0.44 Ac +/-
9) Area of road R/W	0.88 Ac
10) Number of buildable lots proposed	5
11) Number of Open Space lots proposed	1
12) Area of Open Space required, 20%	0.39 Ac +/-
13) Area of Open Space provided 22%	0.44 Ac +/-

INDICATES 15% - 25% SLOPES

NOTE: 1) THE PRIVATE ACCESS ESM'T FOR THE ALFRED HALL PROPERTY WILL BE UTILIZED FOR PRIVATE ACCESS TO LOTS 2-5 OF THE ALFRED HALL SUBDIVISION AND SHALL BE CONSIDERED NON-CREDITED OPEN SPACE IN THE KINGS WOODS SUBDIVISION. NO ADDITIONAL LOTS WHICH MAY BE SUBDIVIDED FROM LOT 1 IN THE FUTURE ARE PERMITTED TO USE THIS ACCESS ESM'T.
 2) WAIVER PETITION WP-25-10 WAS APPROVED ON SEPT. 2, 1994 TO WAIVE SECTION 16.121(A) TO PERMIT OPEN SPACE LOT 6 WITH LESS THAN 40' ROAD FRONTAGE.
 3) WAIVER PETITION WP-94-103 WAS APPROVED ON JULY 3, 1994 TO WAIVE SECTION 16.120(C)(2) TO PERMIT THE CREATION OF 5FD LOTS WITHOUT PUBLIC ROAD FRONTAGE.
 4) WAIVER PETITION WP-25-73 WAS APPROVED ON APRIL 20, 1995 TO WAIVE SECTION 16.104(C) TO REACTIVATE WAIVER PETITIONS, WP-24-103 AND WP-25-10.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
James S. Suter 6/3/95
PLANNING DIRECTOR DATE

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-465-8105)

OWNER: ALFRED HALL
9390 WOODSONG COURT
LAUREL, MARYLAND 20723

DEVELOPER: SDG GROUP, INC.
P.O. BOX 417
ELLICOTT CITY, MD 21043

PROJECT: ALFRED HALL PROPERTY

LOCATION: TAX MAP 47
PARCEL 903
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SKETCH PLAN

DATE: DEC. 14, 1993
APRIL 28, 1995

PROJECT NO. 0644

SCALE: 1" = 50'

DRAWING 1 OF 1

