

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, P/O PARCEL 057, & PARCEL 550
METROPOLITAN DISTRICT
ZONING: R-5C
TOTAL TRACT AREA: 14.27 AC.
SECTION 2 AREA: 2.80 AC.
NUMBER OF PROPOSED LOTS: 17 SFD
APPLICABLE DPZ FILE NUMBERS: 5-95-13, P-96-01
- 3.) TRACT BOUNDARY ESTABLISHED BY DEED, LIBER 2377, FOLIO 198 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 IS PROVIDED IN SECTION 1 BY EXTENDED DETENTION HAZARD CLASSIFICATION FOR THE STRUCTURE SHALL BE CLASS 'A'. PUBLIC ACCESS IS PROVIDED FOR STRUCTURAL MAINTENANCE BY HOWARD COUNTY AND ROUTINE MAINTENANCE BY HOMEOWNERS ASSOCIATION. WATER QUALITY SHALL BE PROVIDED BY DRY WELLS FOR LOTS (ROOFTOPS/DRIVEWAYS) WHICH DO NOT DRAIN TO THE STORMWATER MANAGEMENT FACILITY.
- 9.) WETLANDS DELINEATION PREPARED BY M.A. DIRCKS & CO. INC., 11/94, & 9/95. THERE SHALL BE NO WETLAND OR BUFFER DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT.
- 10.) FOREST CONSERVATION PLAN PREPARED IN SECTION 1 BY M.A. DIRCKS & CO. INC., 6/95, REVISED 9/95. OFFSITE REFORESTATION REQUIRED FOR THIS PROJECT.
- 11.) APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM AND ASSOC., 9/95.
- 12.) FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 13.) NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14.) GEOTECHNICAL REPORT PROVIDED IN SECTION 1 BY HILLIS-CARNES AND ASSOC., 6/95.
- 15.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL ARE COMPLIED WITH IN SECTION 1.
- 16.) STREET LIGHTS ARE PROVIDED PER COUNTY REQUIREMENTS IN SECTION 1.

EASEMENT TABLE

ESMT 'A'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 54-55
ESMT 'B'	PRIVATE USE-IN-COMMON INGRESS/EGRESS ESMT FOR LOTS 57-59

MINIMUM LOT SIZE CHART

LOT No.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
54	7,535 S.F.	1,235 S.F.	6,300 S.F.
55	8,018 S.F.	1,268 S.F.	6,750 S.F.
57	8,503 S.F.	1,034 S.F.	7,469 S.F.
58	8,776 S.F.	522 S.F.	8,254 S.F.
59	10,271 S.F.	1,058 S.F.	9,213 S.F.

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

DENSITY TABULATION

	GROSS AREA	FLOODPLAIN/ STEEP SLOPES	NET AREA	NO. OF LOTS ALLOWED	NO. OF LOTS PROVIDED	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	2.80 AC.±	0	2.80 AC.±	*	17	*	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.

SITE DATA

- SECTION 2
- 1.) GROSS AREA..... 2.80 AC.
 - 2.) FLOODPLAIN / STEEP SLOPES..... 0 AC.
 - 3.) NET AREA..... 2.80 AC.
 - 4.) TOTAL NUMBER OF PROPOSED LOTS:
SINGLE FAMILY DETACHED..... 17
OPEN SPACE..... 0
 - 5.) AREA OF PROPOSED ROAD RIGHT-OF-WAY..... 0 AC.
 - 6.) AREA OF PROPOSED BUILDABLE LOTS..... 2.80 AC.

OPEN SPACE REQUIREMENTS FOR ENTIRE DEVELOPMENT PROVIDED IN SECTION 1.

PLAN

SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James J. Smith 2/5/96
PLANNING DIRECTOR DATE

COORDINATE CHART

No.	NORTH	EAST
A	470791.6565	844920.8688
B	470728.0621	844984.7867
C	470703.1615	844943.3157
D	470693.4151	844923.9492
E	470757.7251	844859.3120
F	470952.6871	845285.7374
G	470887.1482	845351.6096
H	470819.8028	845284.6051
I	470671.4002	845433.7625
J	470610.0053	845423.3208
K	470560.8768	845426.1414
L	470481.6562	845396.8120
M	470471.5440	845236.5279
N	470694.2633	845134.3093
O	470729.5288	845098.8644
P	470764.8841	845098.7747
Q	470909.7876	845242.9449
R	470694.6724	845063.0074
S	470658.3855	845099.4788
T	470508.1190	845180.9802
U	470501.6857	845079.0089
V	470543.8613	845070.9487
W	470587.9427	845040.6222
X	470550.3443	844982.3369
Y	470640.5254	844930.0794
Z	470658.4885	844965.7928
AA	470696.3718	845026.0317

NO	DATE	REVISION

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

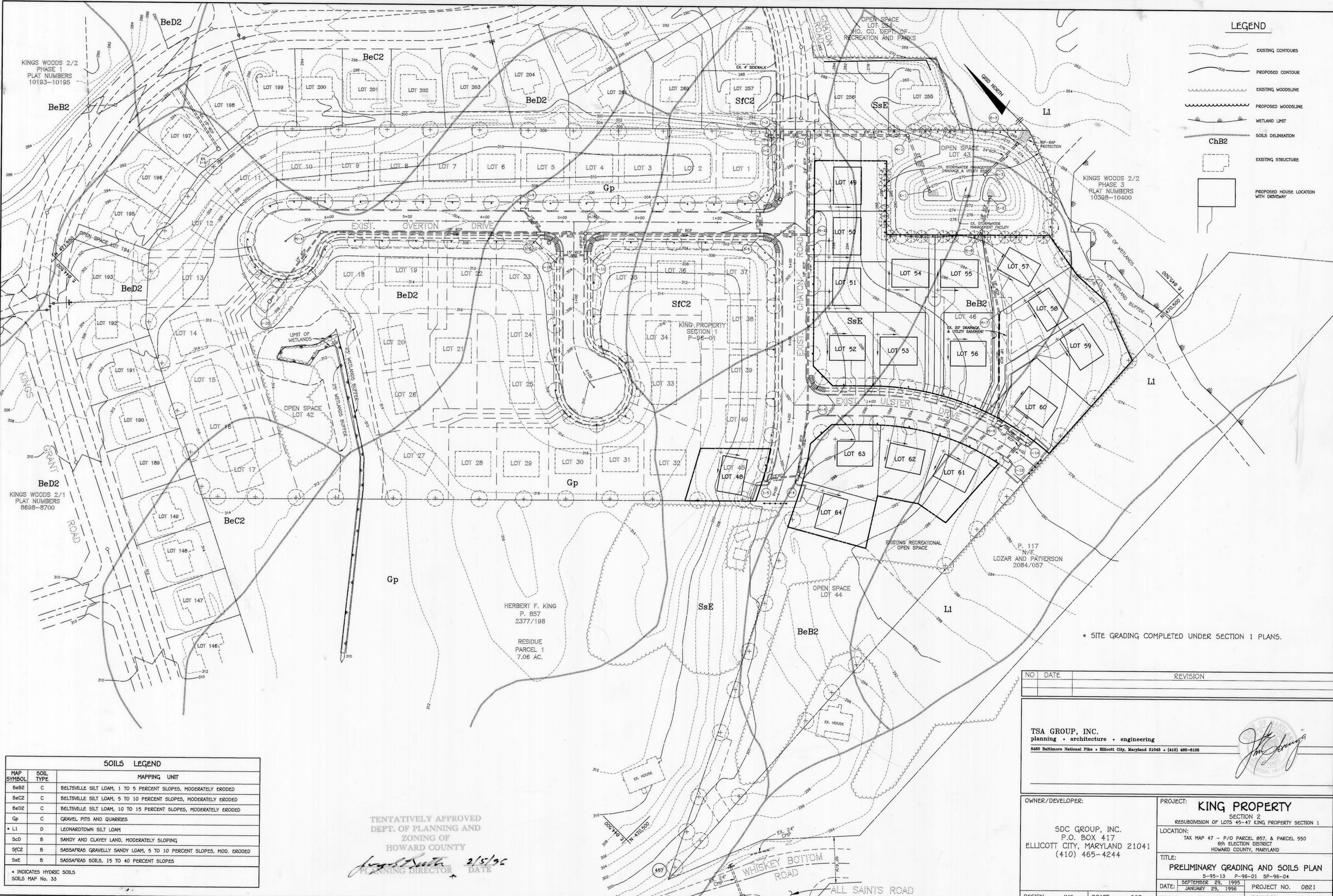


OWNER/DEVELOPER:
SDC GROUP, INC.
P.O. BOX 417
ELICOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT: **KING PROPERTY**
SECTION 2
RESUBDIVISION OF LOTS 45-47 KING PROPERTY SECTION 1
LOCATION: TAX MAP 47 - P/O PARCEL 057, & PARCEL 550
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN
DATE: SEPTEMBER 29, 1995
JANUARY 29, 1996
DESIGN: JME DRAFT: DBT

SCALE: AS SHOWN DRAWING 1 OF 2
PROJECT NO. 0821



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WOODSLINE
	PROPOSED WOODSLINE
	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
SeD	B	SANDY AND CLAYEY LAND, MODERATELY SLOPING
SfC2	B	SASSAPRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MOD. ERODED
SsE	B	SASSAPRAS SOILS, 15 TO 40 PERCENT SLOPES

* INDICATES HYDRIC SOILS
SOILS MAP No. 33


TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

J. H. Smith 2/5/96
PLANNING DIRECTOR DATE

* SITE GRADING COMPLETED UNDER SECTION 1 PLANS.

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 466-8106



OWNER/DEVELOPER: SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: KING PROPERTY SECTION 2 RESUBDIVISION OF LOTS 45-47 KING PROPERTY SECTION 1 LOCATION: TAX MAP 47 - P/O PARCEL 857, & PARCEL 550 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY GRADING AND SOILS PLAN 5-95-13 P-96-01 SP-96-04 DATE: SEPTEMBER 29, 1995 PROJECT NO. 0821 JANUARY 29, 1996 DESIGN: JME DRAFT: DBT SCALE: 1" = 50' DRAWING 2 OF 2
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