



- GENERAL NOTES:**
- SUBJECT PROPERTY IS LOCATED ON TAX MAP 24, PARCEL 64.
 - SUBJECT PROPERTY IS ZONED R-20 AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - DEED REFERENCE: 1325/311
 - PROPOSED NUMBER OF BUILDABLE LOTS: 122
 - TOTAL AREA OF LOTS: 43.12 AC.±
 - TOTAL OPEN SPACE:
 - REQUIRED: 10.16 AC.±
 - PROVIDED: 13.92 AC.±
 - EXCLUSIVE OF FLOODPLAIN, STEEP SLOPES, DRAINAGE EASEMENTS, AND STORM WATER MANAGEMENT FACILITIES: 6.32 AC.±
 - DRAINAGE EASEMENT AND 100 YEAR FLOOD PLAIN: 7.60 AC.±
 - TOTAL AREA OF ROADS TO BE DEDICATED TO HOWARD COUNTY: 6.21 AC.±
 - LIMITS OF 100 YEAR FLOOD LEVEL HAVE BEEN DERIVED FROM THE HOWARD COUNTY LITTLE PATUXENT RIVER - HYDROLOGY MODEL.
 - TOTAL AREA OF PROPERTY: 63.25 AC.±
 - PUBLIC WATER AND SEWER WILL BE UTILIZED IN THIS DEVELOPMENT.
 - SEE OFFICE OF PLANNING AND ZONING FILE S-85-41.
 - B.R.L. DENOTES BUILDING RESTRICTION LINES.
 - EXISTING STRUCTURES TO BE RAZED ON LOTS 1, 3, 4, 6, 8, 9, 11, 12, 62, AND 63.

TENTATIVELY APPROVED ON Oct 18, 1985
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 COMMERCIAL CENTER EAST
 1777 REISTERTOWN ROAD
 BALTIMORE, MARYLAND 21208
 OWNER AND DEVELOPER
 FONT HILL LIMITED PARTNERSHIP
 C/O GORDON GREENSPUN
 SUITE 275
 1777 REISTERTOWN ROAD
 BALTIMORE, MARYLAND 21208
 PLANNING DIRECTOR

LOT SIZE AND MANDATORY OPEN SPACE REQUIREMENTS:

LOT SIZE (SQ. FT.)	NO. OF LOTS	AREA OF LOTS (ACRES)	MANDATORY OPEN SPACE (%)	AREA OF OPEN SPACE (ACRES)
20,000 OR LARGER	11	5.32	06	.32
18,000 TO 19,999	6	2.42	10	.24
16,000 TO 17,999	28	10.19	20	2.04
14,000 TO 15,999	77	25.21	30	7.56
TOTALS	122	43.12	--	10.16

FISHER, COLLINS AND CARTER, INC
 CONSULTING ENGINEERS AND LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043



PRELIMINARY PLAN
 PROPERTY OF
 FONT HILL LIMITED PARTNERSHIP
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP NO. 24 PARCEL 64
 SCALE: 1" = 100' DATE: SEPTEMBER 12, 1985