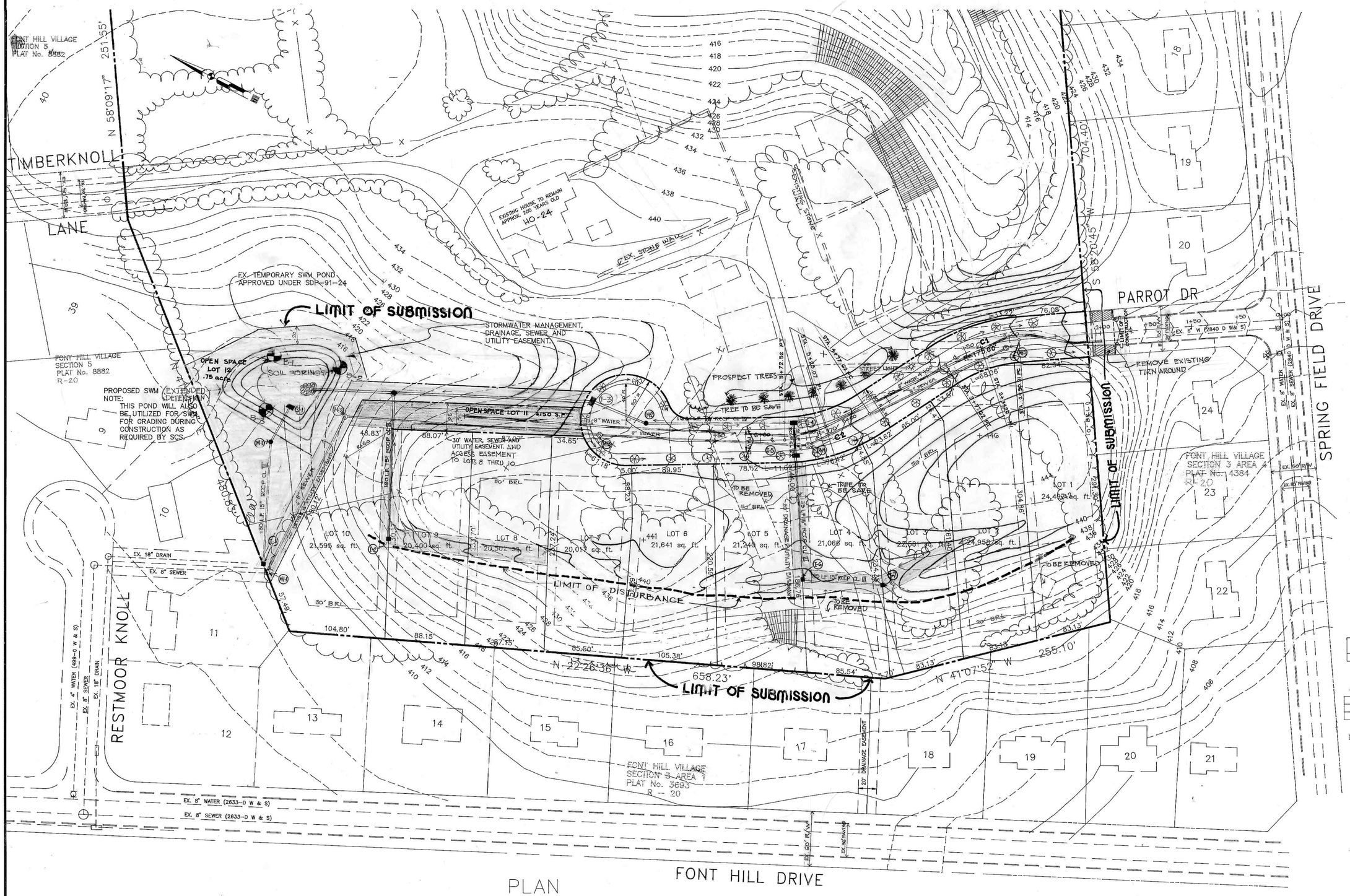
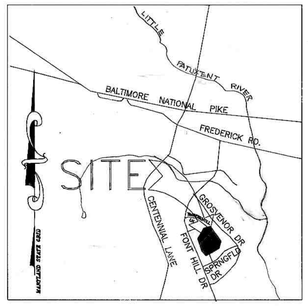


PLAN

SCALE : 1"=50'



VICINITY MAP

SCALE : 1" = 2000'

GENERAL NOTES:

1. The project is in conformance with the latest Howard County Standards.
2. Project Background
   a. Tax Map 24, Parcel 7.25
   b. Total Area of Subdivision = 22.58 acres
   c. Total Area of Section 1 = 7.02 acres
   d. No. of lots proposed = 10 buildable, 2 open spaces
   e. Sketch Plan was approved on November 12, 1991 under S-92-07
   f. This plan is subject to WF-92-131 which waived the requirement of section 115(b)(5) to permit private roads maximum 200' to be increase to serve lots 13-20; to 230 feer to serve lots 21-26 and 225' to serve 8-12 and Section 10.129(1) to not construct the required sidewalks on side of the cul-de-sac public road.
   g. Open Space Data
      minimum lot size =20,000 s.f
      open space required =6% or .42 acre
      usable open required =3% or .21 acre
      Open Space provided =.89 acres
      Area of stormwater management =10,000 S.F. =.23 Ac.
      Area of non-credit open space =6,150 S.F. =.14 Ac.
      Net usable open space area =22,651 S.F. =.52 Ac.
3. Topography is based on Howard County aerial topo, 1980.
4. Public water and public sewer will be utilized.
5. A wet pond is proposed for stormwater management
6. There are no wetlands within this section.
7. Geotechnical report was prepared by Hillis and Cranes, Inc.
8. Existing utilities are based on Howard County as Built plans.
9. SDP 91-24 was previously approved within this site to provide temporary stormwater management pond.

LOT SUMMARY

LOT NO.	GROSS AREA	25% SLOPE	NET AREA
6	21,240 S.F.	1,050 S.F.	20,190 S.F.

CURVE DATA

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	175.00'	86.71'	44.26'	28°23'22"
C2	170.00'	94.90'	48.72'	31°59'07"

LEGEND :

EX. GRADE
PROP. GRADE
STREET TREES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Actg PLANNING DIRECTOR 6/1/92 DATE

DESIGNED BY MLL DATE 1-27-92
DRAWN BY AVG DATE 1-27-92
CHECKED BY MLL DATE 1-29-92

NO.	DATE	DESCRIPTION	BY

oria engineering inc.
CONSULTING ENGINEERS • LAND PLANNERS • SURVEYORS
3230 BETHANY LANE, SUITE 4
ELLICOTT CITY, MARYLAND 21043
TEL. (301) 465-0400

STATE OF MARYLAND MERALDO V. LORIA NO. 6229 REGISTERED PROFESSIONAL ENGINEER

OWNER :
TIMOTHY E. WELSH
P.O. BOX 1226
ELLICOTT CITY, MD. 21042

PRELIMINARY PLAN
FONT HILL MANOR
FARM ESTATES, SECT. 1
LOT 1 THRU 12
TAX MAP 24 PARCEL 725 2nd ELECTION DISTRICT HOWARD COUNTY, MD. S-92-67

DATE : 1-27-92 | SCALE 1" = 50' | SHEET 1 of 1

P-92-12