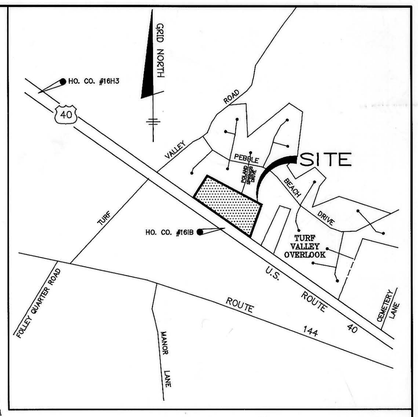

VICINITY MAP

SCALE 1" = 1200'

SITE DATA TABULATION

1.)	GROSS AREA	12.70 AC.
2.)	(0.36 AC.) FLOODPLAIN / STEEP SLOPES (0 AC.)	0.36 AC.
3.)	NET AREA	12.34 AC.
4.)	AREA OF PROPOSED ROAD RIGHT-OF-WAY	1.00 AC.
5.)	AREA OF PROPOSED BUILDABLE LOTS	8.45 AC.
6.)	TOTAL NUMBER OF PROPOSED LOTS: SINGLE FAMILY DETACHED	22
	OPEN SPACE	1
7.)	OPEN SPACE REQUIRED	2.54 AC.
8.)	OPEN SPACE PROVIDED	3.25 AC.
9.)	DRY USEABLE OPEN SPACE REQUIRED	1.27 AC.
10.)	DRY USEABLE OPEN SPACE PROVIDED	2.27 AC.

GENERAL NOTES

1.) ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2.) EXISTING ZONING IS R-20.
3.) WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC, DRAINAGE AREA IS LITTLE PATUXENT.
4.) TOPOGRAPHY TAKEN FROM COUNTY TOPO MAPS. CONTOUR INTERVAL IS 2 FEET.
5.) HORIZONTAL DATUM BASED ON HO. CO. MONUMENTS 16IB AND 16H3 (NAD 83). VERTICAL DATUM BASED ON HO. CO. MONUMENT 3339002-R (NAD 27).
6.) THE TYPE OF STORMWATER MANAGEMENT FACILITY IS EXTENDED DETENTION.
7.) NOISE STUDY PREPARED BY TSA GROUP INC., 7/92.
8.) GEOTECHNICAL REPORT PREPARED BY ATEC INC., 7/92.
9.) WETLANDS DELINEATION PERFORMED BY M.A. DIRCKS & CO., INC. 7/92.
10.) EXISTING UTILITIES WERE LOCATED PER COUNTY MAPS.
11.) 100 YEAR FLOODPLAIN STUDY IS BASED ON FIELD RUN CROSS-SECTIONS BY TSA GROUP 7/92.
12.) NOISE WALL MAINTENANCE AGREEMENT SHALL BE RECORDED PRIOR TO FINAL PLAT SUBMISSION.

MINIMUM LOT SIZE CHART

LOT No.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
20	19,595 S.F.	3,330 S.F.	16,265 S.F.

COORDINATE LIST

No.	NORTH	EAST
1	591002.6526	1344159.5473
2	591328.9229	1344383.5028
3	590917.7317	1345240.1137
4	590871.7568	1345364.9955
5	590316.9934	1345159.9041

PLAN

SCALE : 1"= 50'

℄ CURVE DATA
STA. 6+67.69 to STA. 8+79.14
R= 1220.00'
Δ= 98°47'09"
L= 218.61'
T= 149.80'
CHD= S 75°02'04"W = 189.80'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 11/6/93

NO	DATE	REVISION

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

STATE OF MARYLAND — JOHN M. ELDRIDGE — No. 11615 — REGISTERED PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043
(410) 465-4244

PROJECT: COLLEGE FARM
5-89-52

LOCATION: TAX MAP 16 - PARCELS 212 & 376
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

DATE: AUGUST 3, 1992 / OCTOBER 22, 1992 — PROJECT NO. 0485

DES: JME/DRK — DRN: DRK/DBT — SCALE: AS SHOWN — DRAWING 1 OF 2

P-93-06