



VICINITY MAP  
SCALE: 1" = 600'

EXISTING ZONED ROLL ROAD  
& CURVE DATA  
FROM STA. 7475.10 TO STA. 7441.26  
Δ = 36° 26' 04"  
R = 230.00'  
L = 146.26'  
T = 75.70'  
D = 24° 54' 40"  
M.D. 145° 18' 02" E 143.81'



NOTE:  
STORMWATER MANAGEMENT SHALL BE PROVIDED IN THE EXISTING S.W.M. POND #2 LOCATED ON OPEN SPACE LOT II IN THE FAINTER'S HILL SUBDIVISION SECTION ONE F-88-13, PLAT 8611

PLAN  
SCALE: 1" = 50'

COORDINATE TABLE		
PT. NO.	NORTH	EAST
5	494228.74	856486.53
27	494434.25	856714.53
126	494247.00	856908.71
20	494126.84	856996.06
22	493902.43	857107.23
35	493911.69	857065.91
36	493928.10	856943.51
37	493942.19	856906.07
28	494083.22	856706.32

- GENERAL NOTES
- SUBJECT PROPERTY ZONED R-12 FEBRUARY 2, 1979 ZB CASE NO 90674
  - TOTAL NUMBER OF LOTS IN "R-12" ZONING: 8
  - TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 7
  - TOTAL AREA OF PROPOSED BUILDABLE LOTS: 1.51 AC.±
  - TOTAL NUMBER OF OPEN SPACE LOTS: 1
  - TOTAL AREA OF OPEN SPACE REQUIRED: 0.96 AC.±
  - TOTAL AREA OF OPEN SPACE PROVIDED: 1.34 AC.±
  - TOTAL AREA OF ROADWAY: 0.22 AC.±
  - TOTAL AREA OF SUBDIVISION: 3.19 AC.±
  - PUBLIC WATER AND PUBLIC SEWER TO BE PROVIDED.
  - MINIMUM LOT SIZE UTILIZED: 8700 SQ. FT.
  - FIELD SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. - JULY, 1990.
  - 15% DENOTES 15% TO 25% SLOPES.
  - 25% DENOTES 25% AND GREATER SLOPES.
  - 100 YEAR FLOOD PLAIN ELEVATION BASED ON STUDY IN VILLAGE OF LONG REACH, SECTION 2/AREA 4 AND SECTION 4 - F 88-76, PLAT NOS. 7819 AND 7820.
  - AREA OF PRIVATE USE-IN-COMMON ACCESS AREA: 0.12 AC.±
  - OPEN SPACE TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
  - SKETCH PLAN S 91-02.
  - WP 91-61 FROM SECTIONS 16.113.C.10 TO ALLOW THE CUL-DE-SAC LENGTH TO EXCEED 1,200 FEET 16.116.(c)(6) TO ALLOW GRADING WITHIN THE WETLAND BUFFER FOR ROAD CONSTRUCTION AND 16.116.(c)(4)(ii) TO ALLOW THE GRADING OF STEEP SLOPES ADJACENT TO FLOOD PLAIN, THE WAIVER WAS DENIED ON DECEMBER 11, 1990.

OPEN SPACE:  
1. OPEN SPACE REQUIRED = 0.96 AC.±  
2. OPEN SPACE PROVIDED = 1.34 AC.±

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Joseph Keith* 8/27/91  
PLANNING DIRECTOR DATE



PRELIMINARY PLAN  
MANORWOOD

SIXTH ELECTION DISTRICT,  
HOWARD COUNTY, MARYLAND.  
PARCEL: 208 GRID: 17  
SCALE: 1" = 50' DATE: JUNE 5, 1991  
SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS AND LAND SURVEYORS  
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4330 SENECA DRIVE  
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LAND DESIGN & DEVELOPMENT, INC.  
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