



LOT AREA TABULATION

LOT No.	GROSS AREA	PIPE STEM	25% SLOPE	MIN. LOT AREA
14	21,400	0	0	21,400
15	23,659	0	3,606	20,053
16	21,382	600	0	20,782
19	23,203	0	2,910	20,293
18	27,684	3,340	520	23,824



GENERAL NOTES.

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. PROJECT BACKGROUND
 - A. TAX MAP 24, PARCEL 725, LIBER 595, FOLIO 473
 - B. ZONING - R-20
 - C. TOTAL AREA OF SUBDIVISION = 20.48 ACRES
 - D. TOTAL AREA OF SECTION 2 = 4.36 ACRES
 - E. TOTAL NO. OF LOTS, 0 BUILDABLE AND 2 OPEN SPACES
 - F. TOTAL AREA OF BUILDABLE LOTS = 3.15 ACRES
 - G. AREA OF ROAD RIGHT-OF-WAY = 0
 - H. SKETCH PLAN WAS APPROVED ON NOVEMBER 12, 1991 UNDER S-92-07.
 - I. THIS SUBDIVISION IS SUBJECT TO WP-92-131 WHICH WAIVE THE REQUIREMENT OF SECTION 1615(b)(5) TO PERMIT PRIVATE ROADS MAXIMUM LENGTH OF 200 FEET TO BE INCREASED TO 430 FEET TO SERVE LOTS 13-19.
 - J. OPEN SPACE DATA

MINIMUM LOT SIZE	20,000 S.F.
OPEN SPACE REQUIRED	6% OR 0.262 ACRE
DRY OPEN SPACE REQUIRED	50% OR 0.13 ACRE
TOTAL OPEN SPACE PROVIDED	1.22 ACRES
AREA OF SWM POND	0.11 ACRE
AREA OF FLOOD PLAIN	0
AREA OF 25% SLOPE	0
AREA OF WETLANDS	0.13 ACRE
AREA OF NON-CREDITED OPEN SPACE	0.29 ACRE
NET DRY OPEN SPACE	0.69 ACRE
3. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN MELLEMA INC. ON OR ABOUT MAY 15, 1992.
4. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED.
5. AN EXTENDED DETENTION POND IS PROPOSED FOR STORMWATER MANAGEMENT.
6. WETLANDS STUDY CONDUCTED BY HUMAN AND ROHDE, INC. ON AUGUST 8, 1990.
7. GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES AND ASSOCIATES ON JULY 25, 1992.
8. EXISTING UTILITIES ARE BASED ON HOWARD COUNTY AS BUILT PLANS AND THE BOUNDARY SURVEY BY JOHN MELLEMA, INC.

COORDINATE TABLE

NO.	NORTHING	EASTING
1	522192.261	840927.209
2	521833.590	840757.253
3	521641.186	840445.166
4	521752.055	840371.024
5	521922.614	840575.896
6	522084.671	840489.230
7	522190.080	840525.153
8	522319.922	840779.579

- LEGEND:**
- EXISTING GRADE - - - 420 - - -
 - PROPOSED GRADE [diagonal hatching]
 - WETLANDS [wavy lines]
 - 25% SLOPE [vertical hatching]
 - DRAINAGE FLOW [arrow]
 - EXISTING TREE LINE [dotted line]
 - TREES TO BE SAVED [cloud-like shapes]

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
James S. Scott 12/22/92
PLANNING DIRECTOR

DESIGNED BY	MLL	DATE	10-21-92
DRAWN BY	GUS	DATE	10-21-92
CHECKED BY	MLL	DATE	11-23-92
APPROVED BY	MLL	DATE	11-23-92

NO.	DATE	DESCRIPTION	BY

Voria Engineering Inc.
CONSULTING ENGINEERS-LAND PLANNERS-SURVEYORS
3230 BETHANY LANE, SUITE 4, ELLICOTT CITY, MD.
TEL. 410-465-0400



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

PRELIMINARY PLAN
FONT HILL MANOR FARM ESTATES
SECTION - 2
LOTS 13-20

TAX MAP 24 PARCEL 725 2nd ELECTION DISTRICT HOWARD COUNTY, MD. S-92-07, P-92-12
DATE: 12-7-92 SCALE: 1" = 50' DWG. No.: SHEET 1 OF 1