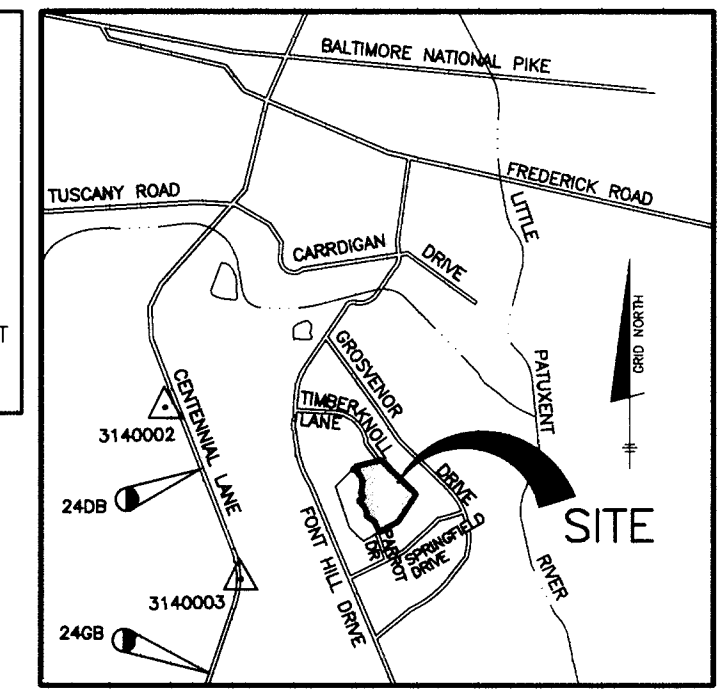


SCHEDULE A PERIMETER LANDSCAPE EDGE				
ADJACENT TO ROADWAY	NO	NO	YES	YES
ADJACENT TO PERIMETER PROPERTIES	YES	YES	NO	NO
PERIMETER NO. / LANDSCAPE TYPE	1	A	2	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	416	862	736	
CREDIT FOR EXISTING VEGETATION (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES	480	NO
CREDIT FOR WALL, FENCE OR BERM (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED:				
SHADE TREES	7	7	13	
EVERGREEN TREES	-	-	-	
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	
SHRUBS	-	-	-	
NUMBER OF PLANTS PROVIDED:				
SHADE TREES	6	3	7	
EVERGREEN TREES	-	-	-	
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	
SHRUBS (10:1 SUBSTITUTE)	-	-	-	
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING TYPE "B" BUFFER	
SWM FACILITY NO.	PROPOSED
LINEAR FEET OF PERIMETER	780
NUMBER OF TREES REQUIRED:	
SHADE TREES	7
EVERGREEN TREES	7
CREDIT FOR EXISTING VEGETATION (NO OR YES W/L.F.)	YES
	400
CREDIT FOR OTHER LANDSCAPING (NO OR YES W/W)	NO
NUMBER OF TREES PROVIDED:	
SHADE TREES	7
EVERGREEN TREES	7
OTHER TREES (2:1 SUBSTITUTE)	16

PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
☉	29	PROPOSED STREET TREES	2 1/2" MIN. CAL. B & B FULL HEAD
☉	3	PERIMETER LANDSCAPING SHADE TREES	2 1/2" MIN. CAL. B & B FULL HEAD
☉	125	PERIMETER LANDSCAPING EVERGREEN	5" - 6" HT. UNHEARD
☉	14	EX. STREET TREES INSTALLED UNDER F-93-16	

BENCH MARKS	
BM 1	ELEV. 421.62
X CUT IN TOP OF FH ON SOUTHWEST CORNER OF PARROTT DRIVE AND SPRINGFIELD DRIVE.	
BM 2	ELEV. 405.23
TOP OF MANHOLE NEAR THE NORTHERNMOST CORNER OF LOT 10 FONT HILL MANOR FARM ESTATES.	



SITE DATA TABULATION

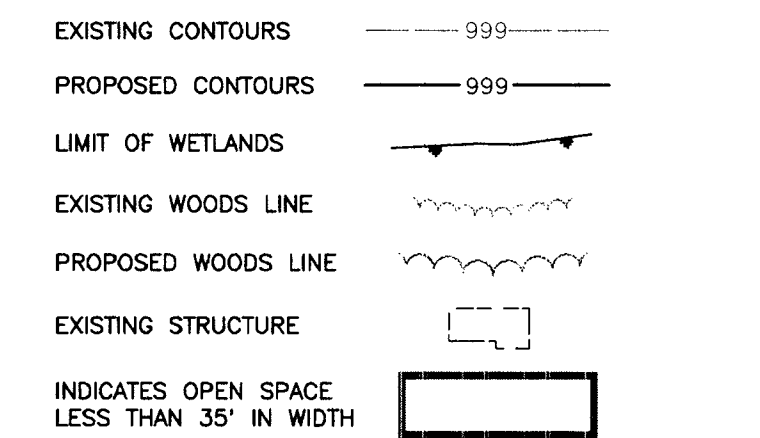
- GENERAL SITE DATA
- PRESENT ZONING: R-ED
 - APPLICABLE DPZ FILE REFERENCES: S-92-07, P-93-07, P-92-12, F-93-16, F-95-147, S-96-21, PB-310
 - PROPOSED USE OF SITE: SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: X PUBLIC
- AREA TABULATION
- TOTAL AREA OF SITE (SECTION 2): 13.79 AC.
 - APPROXIMATE AREA OF 100 YEAR FLOODPLAIN: 0.00 AC.
 - APPROX. AREA OF STEEP SLOPES (25% OR GREATER): 0.06 AC.
 - NET AREA OF SITE (SECTION 2): 13.73 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 9.32 AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 4.36 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS: N/A
 - AREA OF BULK PARCELS: N/A
 - AREA OF PROPOSED PRIVATE COURT: 0.00 AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 0.81 AC.
- UNIT/LOT TABULATION
- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT (2 UNITS PER NET ACRE): 2413.73x27.4
 - TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 27
 - DENSITY OF PROJECT PER NET ACRE: 1.96 DU/AC.
 - TOTAL NUMBER OF LOTS ALLOWED PER DEQ/CEC: N/A
 - TOTAL NUMBER OF LOTS PROPOSED PER DEQ/CEC: N/A
 - TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED: N/A
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 3
 - TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED: N/A
 - TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED: N/A
 - OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED: 30

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVED/HAVE BEEN APPROVED.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- BOUNDARY IS BASED ON FIELD-RUN BOUNDARY SURVEY PERFORMED ON/OR ABOUT APRIL, 1999 BY TSA GROUP, INC.
- FORGEMASTER IS FROM FIELD-RUN PREPARED BY JOHN WELLS, INC. AT A 2" INTERVAL ON/OR ABOUT MAY, 1992.
- HORIZONTAL DATUMS FOR THIS PROJECT IS NAD 83 AS PROJECTED FROM HO. CO. GEODETIC CONTROL STATIONS NO.2408 & NO.2409.
- WETLAND DELINEATION PROVIDED BY M.A. DIRKS & CO.
- TRAFFIC STUDY IS PROVIDED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED JULY, 1995.
- FOREST STATION DELINEATION PROVIDED BY M.A. DIRKS & CO.
- NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS OR 25' WETLAND BUFFER UNLESS APPROVED AS PART OF THESE PLANS.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 6,000 SQUARE FEET.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. THE PROPOSED FACILITY WILL BE A CLASS "B" STRUCTURE.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ONSITE.
- PLANNING BOARD CASE NO. PB-310 WAS APPROVED IN ACCORDANCE WITH THE DECISION AND ORDER DATED MARCH 13, 1997 TO APPROVE A SKETCH PLAN IN AN R-ED ZONING DISTRICT.
- WP-97-109 WAS APPROVED APRIL 25, 1997 TO WAIVE SECTION 16.14(a) REQUIRING A SKETCH PLAN SECTION 16.14(a) REQUIRING A PRELIMINARY PLAN AND SECTION 16.121(a) REQUIRING 25% OPEN SPACE FOR THE RECORDING OF THE SUBDIVISION PLAT SUBMITTED AS F-97-150.

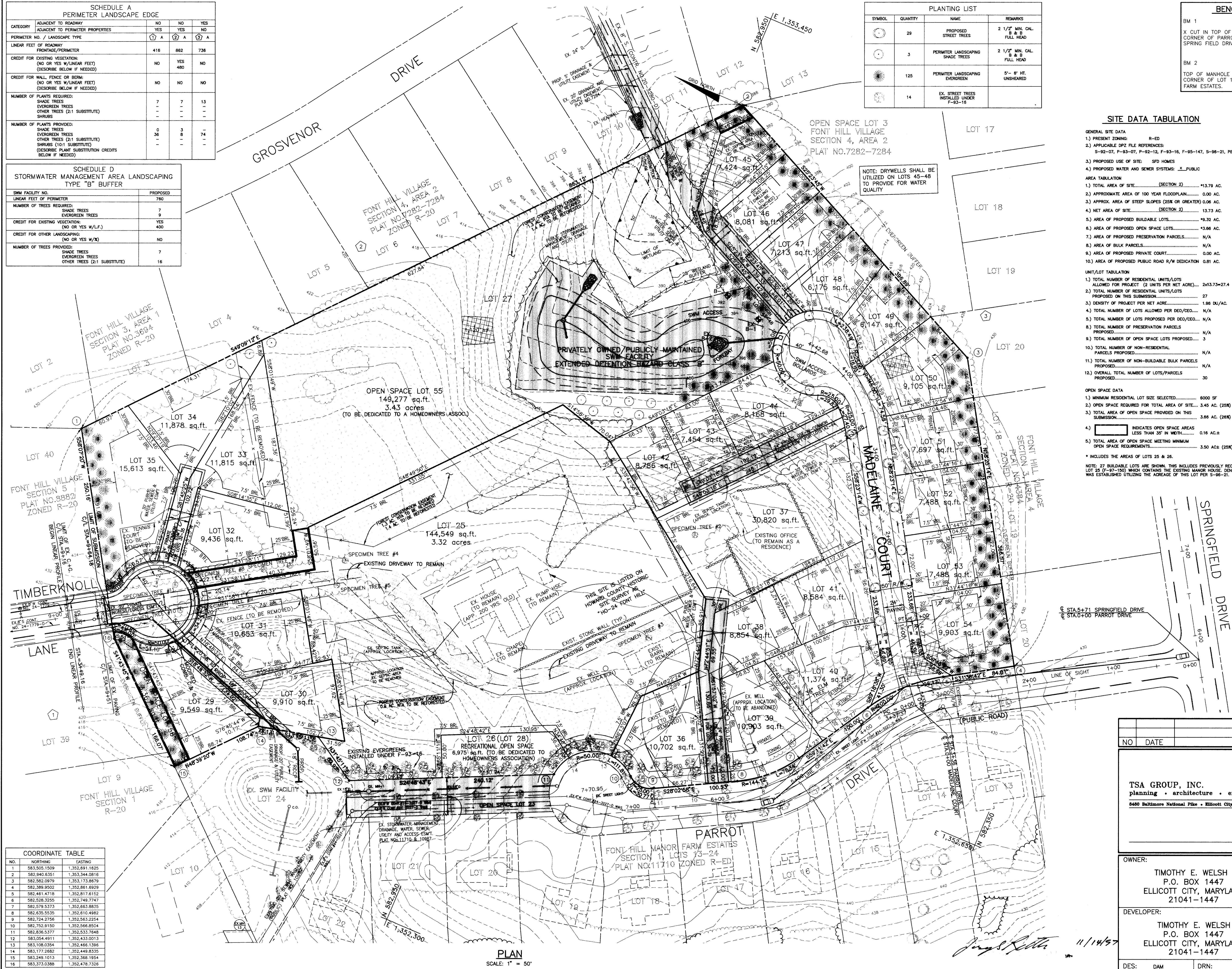
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
30	9910 S.F.	1709 S.F.	8201 S.F.
33	11626 S.F.	1182 S.F.	10444 S.F.
34	11669 S.F.	1248 S.F.	10421 S.F.
37	30820 S.F.	2510 S.F.	28310 S.F.
38	8354 S.F.	1506 S.F.	6948 S.F.
42	8786 S.F.	2280 S.F.	6556 S.F.
43	7454 S.F.	1545 S.F.	5909 S.F.
45	7424 S.F.	1113 S.F.	6311 S.F.
46	8081 S.F.	715 S.F.	7366 S.F.
47	7213 S.F.	253 S.F.	6960 S.F.

LEGEND



NOTE: THE PRIVATE SETBACKS SHOWN WHICH ARE IN EXCESS OF THE ZONING SETBACKS ARE TO PROVIDE ADDITIONAL SETBACKS FROM ADJOINING RESIDENTIAL LOTS FOR THE PURPOSE OF COMPLYING WITH PRIVATE AGREEMENTS, RECORDED AMONG THE LAND RECORDS IN L3961/F.0413 HOWARD COUNTY IS NOT RESPONSIBLE FOR ENFORCING THE PRIVATE SETBACKS. ENFORCEMENT SHALL BE IN ACCORDANCE WITH THE RECORDED PRIVATE AGREEMENTS.

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	583,505.1509	1,352,891.6225
2	582,940.6351	1,353,344.0816
3	582,582.0979	1,353,173.8679
4	582,389.9502	1,352,861.6929
5	582,461.4718	1,352,817.6152
6	582,526.3255	1,352,749.7247
7	582,578.5373	1,352,663.2615
8	582,635.5535	1,352,610.4982
9	582,724.2756	1,352,563.2254
10	582,752.9150	1,352,566.8554
11	582,836.5377	1,352,533.7548
12	583,054.4911	1,352,433.0701
13	583,108.0354	1,352,466.1396
14	583,177.2682	1,352,448.8335
15	583,249.1013	1,352,368.1954
16	583,373.0388	1,352,478.7326



PLAN
SCALE: 1" = 30'

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410)465-6106

OWNER: TIMOTHY E. WELSH
P.O. BOX 1447
ELLICOTT CITY, MARYLAND
21041-1447

DEVELOPER: TIMOTHY E. WELSH
P.O. BOX 1447
ELLICOTT CITY, MARYLAND
21041-1447

PROJECT: FONT HILL MANOR FARM ESTATES
SECTION 2
A RESUBDIVISION OF LOTS 26 & 27 RECORDED AS PLAT NO. MAP 24 PARCEL 725
BLOCKS 8 & 14
TAX MAP 24 PARCEL 725
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN
S-92-07, P-93-07, P-92-12, F-93-16, F-95-147, S-96-21, F-97-150, PB-310

DATE: AUGUST 19, 1997
OCTOBER 28, 1997

PROJECT NO. 1038

DES: DAM DRN: MCR/JR

SCALE: AS SHOWN

DRAWING 1 OF 2

SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
G1B2	B	GLENLIG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
G1B2	C	GLENLIG SILT LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
G1C2	B	GLENLIG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
M1C2	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
M1C3	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
M1D3	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES - SEVERELY ERODED

• INDICATES HYDRIC SOILS
HO. CO. SOILS MAP No.15

LEGEND	
SOILS CLASSIFICATION	
EXISTING CONTOURS	999
PROPOSED CONTOURS	999
EXISTING STREAM BUFFER	
LIMIT OF WETLANDS	
EXISTING WOODS LINE	
PROPOSED WOODS LINE	
INDICATES OPEN SPACE LESS THAN 35' IN WIDTH	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
PROPOSED EARTH DIKE	
LIMIT OF DISTURBANCE	
PROPOSED SILT FENCE	SF
PROP. SUPER SILT FENCE	SSF
STABILIZED CONSTRUCTION ENTRANCE	



John S. Smith 11/14/97

NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 6460 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-0105

Donald Mason

OWNER: TIMOTHY E. WELSH P.O. BOX 1447 ELLICOTT CITY, MARYLAND 21041-1447	PROJECT: FONT HILL MANOR FARM ESTATES SECTION 2 A RESUBDIVISION OF LOTS 26 & 27 RECORDED AS PLAT NO.
DEVELOPER: TIMOTHY E. WELSH P.O. BOX 1447 ELLICOTT CITY, MARYLAND 21041-1447	LOCATION: BLOCKS 8 & 14 TAX MAP 24 - PARCEL 725 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DES: DAM DRN: MCR/UR	TITLE: PRELIMINARY GRADING, SOILS MAP, and SEDIMENT & EROSION CONTROL PLAN S-92-07, P-93-07, P-92-12, F-93-16 F-95-147, S-96-21, F-97-150, PB-310
DATE: AUGUST 19, 1997 OCTOBER 28, 1997	PROJECT NO. 1038 DRAWING 2 OF 2