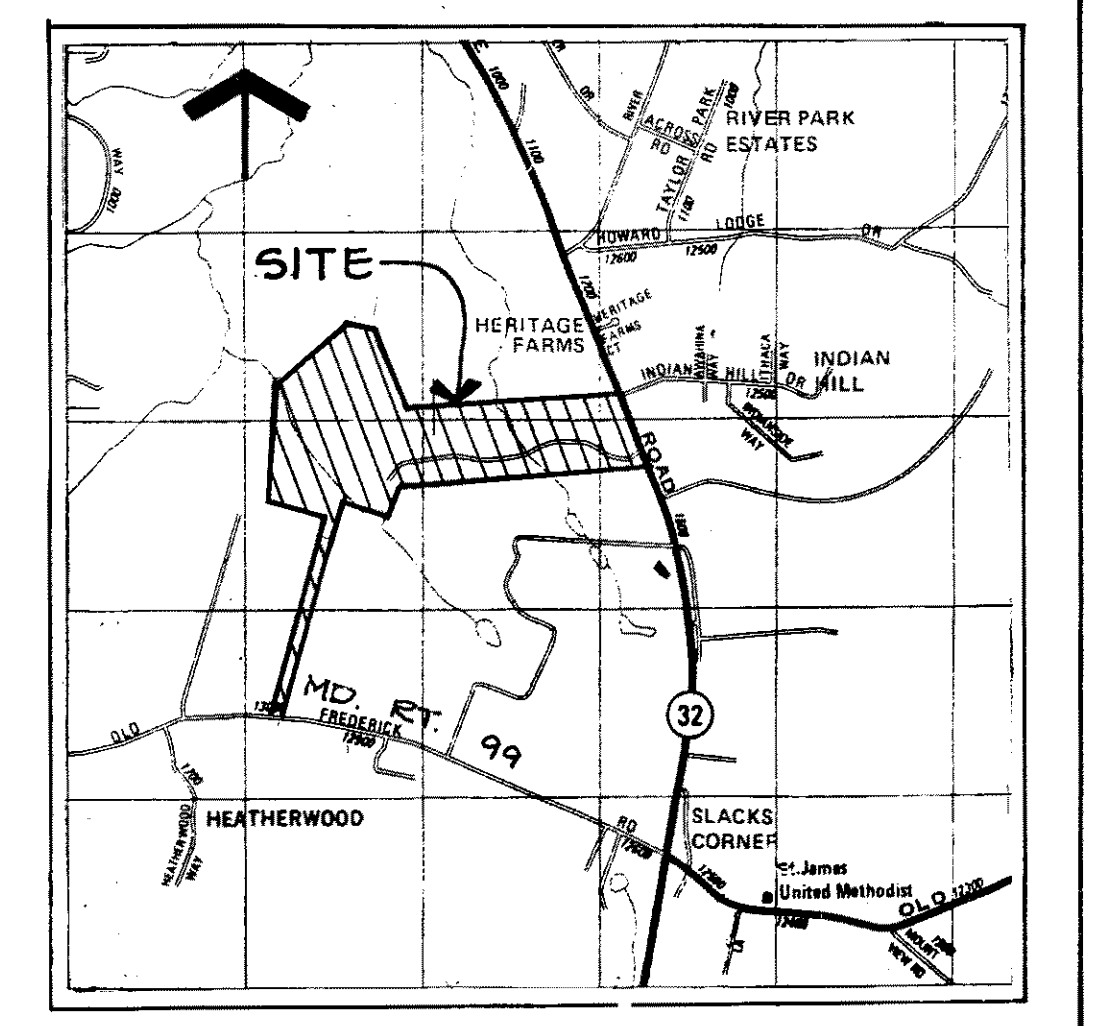


APPROXIMATE LIMIT OF 100 YEAR FLOODPLAIN

LOT 17
 - LOT AREA = 157,200 SF
 - AREA OF FLOODPLAIN AND STEEP SLOPES = 74,400 SF
 - % OF LOT AREA OUT OF FLOODPLAIN AND STEEP SLOPES = 52.3%

W.M. S. DORSEY, JR.
 1293 / 612
 ZONED R

LOT 16
 - LOT AREA = 142,000 SF
 - AREA OF FLOODPLAIN AND STEEP SLOPES = 93,600 SF
 - % OF AREA OUT OF FLOODPLAIN AND STEEP SLOPES = 76.3%



VICINITY MAP
 SCALE 1"=2000'

- NOTES:
1. V.I.E.R. = VEHICULAR INGRESS AND EGRESS RESTRICTED
 2. THE AREA SHOWN WITH HATCHING INDICATES A PRIVATE SEWAGE EASEMENT OF MINIMUM 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL DISPOSAL. IMPROVEMENTS OF ANY KIND IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES ON THIS SITE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 3. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN
 ● DARK DOT, APPROVED AND ○ DISAPPROVED.
 4. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
 5. SEE OFFICE OF PLANNING AND ZONING FILE, WP-88-100 WP-88-123 P-84-29 BOTH THE WAIVER REQUESTS ARE FOR WAIVING THE PRELIMINARY PLAN REQUIREMENT.

PREPARED BY: *[Signature]*
 DATE: 5-20-88
 SCALE: AS SHOWN
 PROJECT NO: WP-88-123

SITE TABULATION

EX. ZONING	= R
GROSS AREA OF TRACT	= 77.7 Ac.
AREA OF PROPOSED LOTS	= 75.05 Ac. ±
AREA OF PROPOSED ROADS	= 4.65 Ac. ±
NUMBER OF LOTS	= 21 BUILDABLE
WATER AND SEWERAGE SYSTEMS PROPOSED TO BE PRIVATE FACILITIES.	

DENSITY TABULATION

GROSS AREA OF TRACT - R ZONING	= 77.7 Ac.
AREA OF FLOODPLAIN/STEEP SLOPES	= 8.06 Ac.
NET AREA	= 69.74 Ac.
NUMBER OF D.U. PERMITTED	= 22.0
NUMBER OF D.U. PROPOSED	= 21
DENSITY PER ACRE	= .30

PERC TEST DATA

A NUMBER	LOT	NO	REMARKS	AVERAGE PERC TIME IN MINUTES FOR 2ND INCH.	PERMITTED
	NEW	OLD			
33192	1	1	RECONFIGURED	10	0'
33193	2	2	RECONFIGURED	10	0'
32948	3	3		10	0'
32936	4	8		10	0'
32937	5	9	RECONFIGURED	10	0'
32938	6	10	RECONFIGURED	10	0'

LEGEND

- SLOPES GREATER THAN 25% *[Symbol]*
- APPROXIMATE LIMIT OF 100 YEAR FLOODPLAIN *[Symbol]*
- APPROXIMATE LIMIT OF WETLANDS *[Symbol]*

REF: S-84-06
 P-84-29
 VP-84-25

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
[Signature] 5-20-88
 COUNTY HEALTH OFFICER DATE

3-21	1	PROPOSED ROAD CHANGE
DATE	NO	REVISION
OWNER:		DEVELOPER:
THE DICKEY FAMILY 40 WALTER JOHNSON PRUDENTIAL BACHE SECURITIES 250 W PRATT STREET BALTIMORE, MD. 21201		HOWARD COUNTY LAUD SERVICES 8307 MAIN STREET ELLCOTT CITY, MD. 21043
PROJECT COVENTRY MEADOWS		
AREA TAX MAP No 2	PARCEL 71	
ELECTION DISTRICT 3 HOWARD COUNTY, MARYLAND		
TITLE SKETCH PLAN		

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

5-20-88
 DATE

DESIGNED BY: E.L.H.
 DRAWN BY: PER
 PROJECT NO: 50700
 DATE: JANUARY 20, 1988
 SCALE: 1"=200'
 DRAWING NO. 1 OF 2

[Seal]
 MELANIE E. MOSER