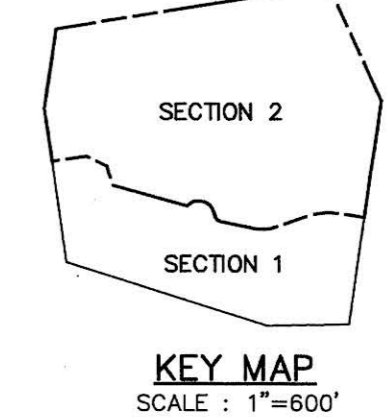
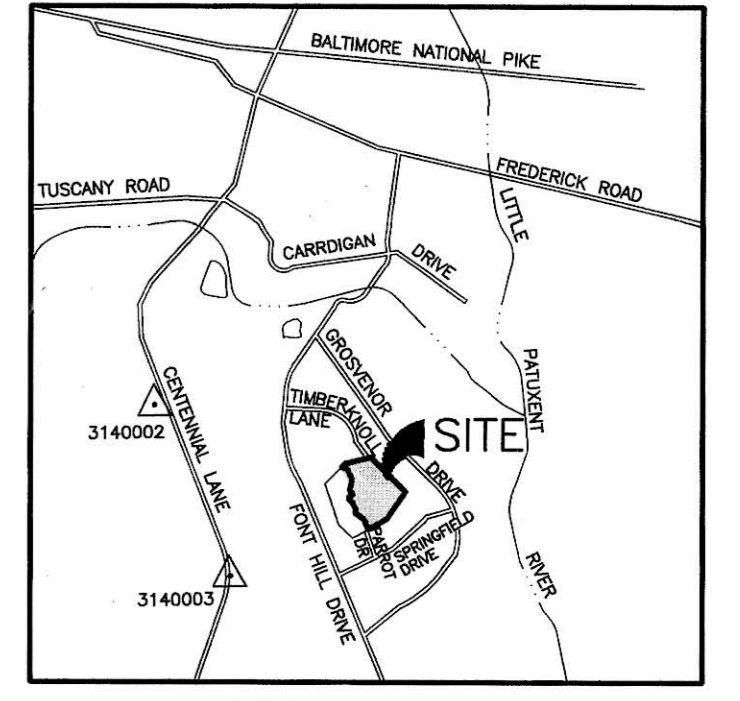


APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: **3-13-97**  
P.B. CASE 310

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
DATE: **3/26/97**  
PLANNING DIRECTOR

**BENCH MARKS**  
BM 1 ELEV. 421.62  
X CUT IN TOP OF FH ON SOUTHWEST  
CORNER OF PARROTT DRIVE AND  
SPRING FIELD DRIVE.  
BM 2 ELEV. 405.23  
TOP OF MANHOLE NEAR THE NORTHERMOST  
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
- 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..... 9.35 AC.
- AREA OF PROPOSED OPEN SPACE LOTS..... 3.64 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... 0.80 AC.

**UNIT/LOT TABULATION**

- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT (2 UNITS PER NET ACRE)... 2x13.73=27.4
- 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 DEO/CEO..... N/A
- TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO..... 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

**OPEN SPACE DATA**

- MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 6000 SF
- OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE... 3.45 AC (25%)
- TOTAL AREA OF OPEN SPACE PROVIDED ON THIS SUBMISSION..... 3.64 AC. (26%)
- INDICATES OPEN SPACE AREAS LESS THAN 35' IN WIDTH..... 0.19 AC.±
- TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS..... 3.45 AC± (25%)

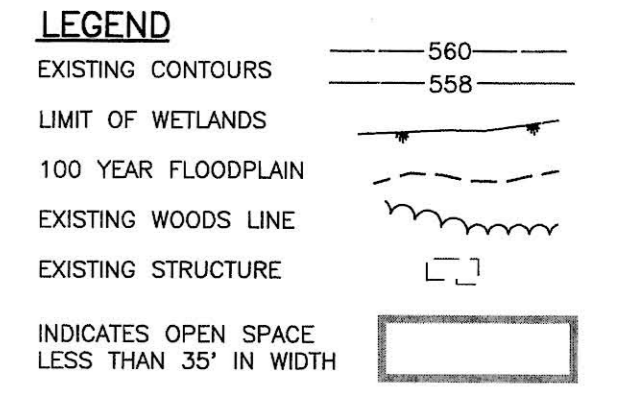
**PARKING SPACE DATA**

- NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA..... N/A
- NUMBER OF PARKING SPACES PROVIDED..... N/A

**GENERAL NOTES**

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY IS FROM FIELD RUN PREPARED BY JOHN MELLEMA, INC. AT A 2' INTERVAL ON OR ABOUT MAY, 1992.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT IS NAD 27
- WETLAND DELINEATION PROVIDED BY M.A. DRICKS & CO.
- TRAFFIC STUDY IS PROVIDED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED JULY, 1995.
- FOREST STAND DELINEATION PROVIDED BY M.A. DRICKS & CO.
- NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT
- FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS OR 25' WETLAND BUFFER.
- 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. ALL FACILITIES TO BE CLASS 'A' STRUCTURES.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.

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.



NO	DATE	REVISION

**TSA GROUP, INC.**  
planning • architecture • engineering • surveying  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105

<b>OWNER:</b> TIMOTHY E. WELSH P.O. BOX 1447 ELlicOTT CITY, MARYLAND 21041-1447	<b>PROJECT:</b> FONT HILL MANOR FARM ESTATES SECTION 2
<b>DEVELOPER:</b> TIMOTHY E. WELSH P.O. BOX 1447 ELlicOTT CITY, MARYLAND 21041-1447	<b>LOCATION:</b> TAX MAP 24 - PARCEL 725 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
<b>DES:</b> DM <b>DRN:</b> JR	<b>TITLE:</b> SKETCH PLAN S-92-07, P-93-07, P-92-12, F-93-16, F-95-147
<b>SCALE:</b> AS SHOWN	<b>DATE:</b> DECEMBER 2, 1996 <b>PROJECT NO.:</b> 0775
<b>DRAWING:</b> 1 OF 1	