



GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 24 PARCEL 539 (Lot 25, Gwynn Development)
 ZONING: R-20
 ELECTION DISTRICT: 2ND
 DPZ No. F-97-97, WP-97-93
- TOPOGRAPHIC INFORMATION ARE BASED ON HOWARD COUNTY 200 SCALE
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON PR ABOUT OCTOBER 1996 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 267-S AND 179-S FOR SEWER, AND 188-W FOR WATER.
- STORMWATER MANAGEMENT IS PRIVATE. IT WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
- EXISTING UTILITIES WERE LOCATED BASED ON HOWARD COUNTY'S AS-BUILT DRAWINGS.
- WETLANDS STUDY AND FOREST STAND DELINEATION IS BY WILDMAN ENVIRONMENTAL SERVICES, INC. DATED SEPTEMBER 30, 1996.
- NO FLOODPLAIN EXIST ON SITE.
- DEED REFERENCE: L. 3780 F. 615
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- AREA TABULATION:

TOTAL TRACT AREA:	6.94 AC ±
MINIMUM LOT AREA:	14,000 S.F.
AREA OF PROPOSED BUILDABLE LOTS:	4.42 AC ±
AREA OF PROPOSED ROADS (R/W):	0.42 AC ±
REQUIRED OPEN SPACE:	2.08 AC ±
PROVIDED OPEN SPACE:	2.1 AC ±
NUMBER OF PROPOSED BUILDABLE LOTS:	12
NUMBER OF PROPOSED OPEN SPACE LOTS:	2
TOTAL NUMBER OF PROPOSED LOTS:	14
- | | |
|-------------------------|------------------------------------|
| [Hatched Pattern] | DENOTES INGRESS & EGRESS EASEMENT. |
| [Diagonal Lines] | DENOTES 15-24.99% SLOPES. |
| [Cross-hatched Pattern] | DENOTES SLOPES OF 25% OR STEEPER. |
- THIS PROJECT IS SUBJECT TO WP-97-93, APPROVED APRIL 4, 1997 WHICH WAIVED THE REQUIREMENT OF 40' FRONTAGE OF OPEN SPACE LOTS ON PUBLIC ROADS.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Jacob Hikat 4/17/97
 PLANNING DIRECTOR DATE

OWNER / DEVELOPER
 R. JACOB HIKMAT
 C/O MILDENBERG, BOENDER AND ASSOC., INC.
 5072 DORSEY HALL DR. SUITE 202
 ELLICOTT CITY, MD 21042
 (410) 997-0296

date	FEB. 97	engineering	MMP	approval	RH
project	96044	illustration	MMP	scale	1" = 60'

description	revisions	date

TAX MAP 24, PARCEL 539
RED FOX ESTATE
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Fax. (301) 821-5551 Wash. (410) 997-0298 Fax.

S-97-11