

COORDINATE TABLE

No.	NORTH	EAST
1	503 170.87	860 471.04
2	502 217.21	860 475.03
3	502 241.39	860 025.59
4	501 828.60	860 041.74
5	500 659.56	860 612.03
6	499 311.16	860 226.82
7	500 361.51	859 982.60
8	501 041.51	859 860.39
9	500 304.36	859 206.66
10	501 400.83	859 029.89
11	501 477.85	859 128.11
12	501 771.68	859 080.83
13	501 691.50	859 089.27
14	501 149.51	859 372.17
15	502 079.44	859 296.38
16	501 372.82	859 324.32
17	503 176.30	859 615.70
18	502 283.92	859 517.14

GENERAL NOTES

1. Topography was compiled from aerial survey.
2. This site is located on Tax Map No. 37, Parcel 22.
3. Public Water & Sewer to be utilized.
4. See Soils Map No. 25.
5. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
6. Sediment & Erosion Control Measures to be provided with the submission of the road construction and site development plans.
7. All utilities shown as existing were compiled from available plans & records.
8. Minimum setbacks and distances between buildings shall comply with Section 108-D-2 of the Howard County Zoning Regulations.
9. Street Lights shall be provided in accordance with the Design Manual.
10. Dead Reference: L 162 F 300.
11. Street trees will be provided with the submission of the road construction plans.

LEGEND

1. Contour Interval 5 FT
2. Existing Contour
3. Prop. Storm Drain

GENERAL NOTES CONTINUED:

12. Development of any parcel will require a min. of 20% of each parcel area to be designated as open space. Creation of less than 20% for parcel will be allowed provided that previously reserved open space areas for Brightfield have created sufficient surplus open space area to make up the difference between that required and that proposed.

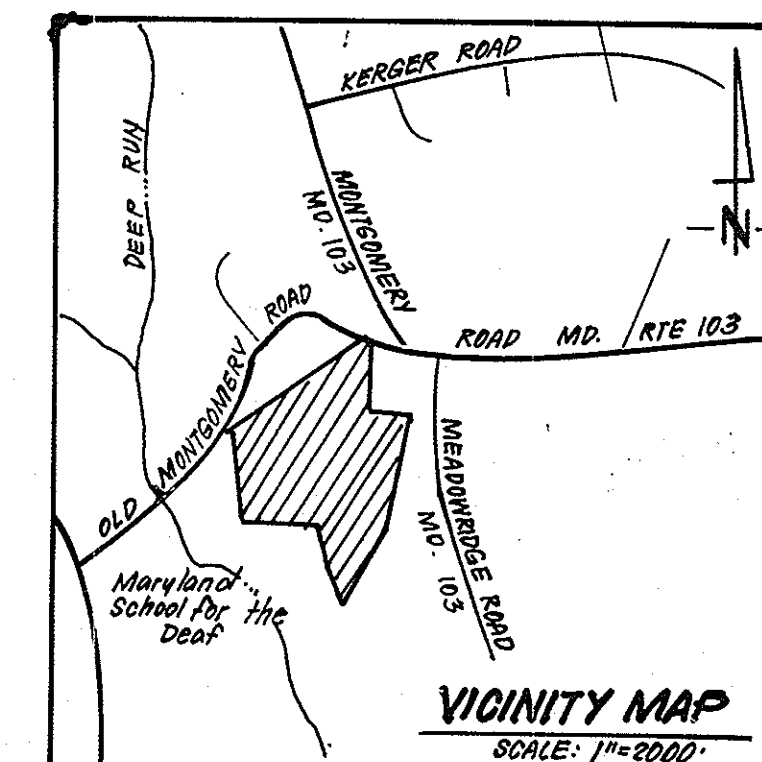
SITE ANALYSIS

1. Zoning:	RSC
2. Gross Area: (Less Parcel H @ 0.55 Ac.)	46.73 Ac.
3. Max. Density: (4 DU/Gross Acres)	186.92 Units
4. Steep Slopes:	0.30 Ac.
5. Net Area	46.43 Ac.
6. Max. Units Allowed	185.72 Units

AREA UNIT SCHEDULE

LOT/PARCEL	NET AREA PLUS FLOOD PLAIN	LAND USE	UNITS		OPEN SPACE	
			ALLOWABLE	PROPOSED	REQ'D	PROPOSED
LOTS 1-13	3.67 Ac.	SFD	14.68	13		
LOTS 14-16	3.79 Ac.	ROADWAY	15.16		2.35 Ac.	3.79 Ac.
ROADWAY	4.28 Ac.	DEDICATION	17.12			
PHASE I SUB-TOTAL	11.74 Ac.		46.96	13	2.35 Ac.	3.79 Ac.
PARCEL B	3.27 Ac.	RSC	11.88		0.65 Ac.	to be dedicated to Howard County.
PARCEL C	5.92 Ac.	RSC	23.68		1.18 Ac.	
PARCEL D	7.89 Ac.	RSC	31.56		1.58 Ac.	
PARCEL E	5.35 Ac.	RSC	21.40		1.07 Ac.	
PARCEL F	6.14 Ac.	RSC	24.56		1.23 Ac.	
PARCEL G	3.82 Ac.	RSC	15.28		0.76 Ac.	
PARCEL I	2.60 Ac.	RSC	10.40		0.52 Ac.	
GRAND TOTAL	46.73 Ac.		185.72		9.34 Ac.	

* Req'd open space based on Gross Area.
PROPOSED DENSITY: 3.97 DU/AC.



TENTATIVELY APPROVED ON Nov. 13, 1986
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director
 DATE 12-11-86



CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED BY: WHT
DRAWN BY: KIW
CHECKED BY: WHT
DATE: 8-4-86

PRELIMINARY PLAN
LOTS 1 THRU 16 & PARCELS "B" THRU "I"
BRIGHTFIELD
 SECTION II
 (TAX MAP NO. 37 P. 72)
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FOR: BRITAM DEVELOPMENT GROUP INC.
 3030 Red Branch Road, # 250
 Columbia, Md. 21025

SCALE: 1"=100'
DRAWING: 10P/
JOB NO.: 85-053
FILE NO.: 85-053-P