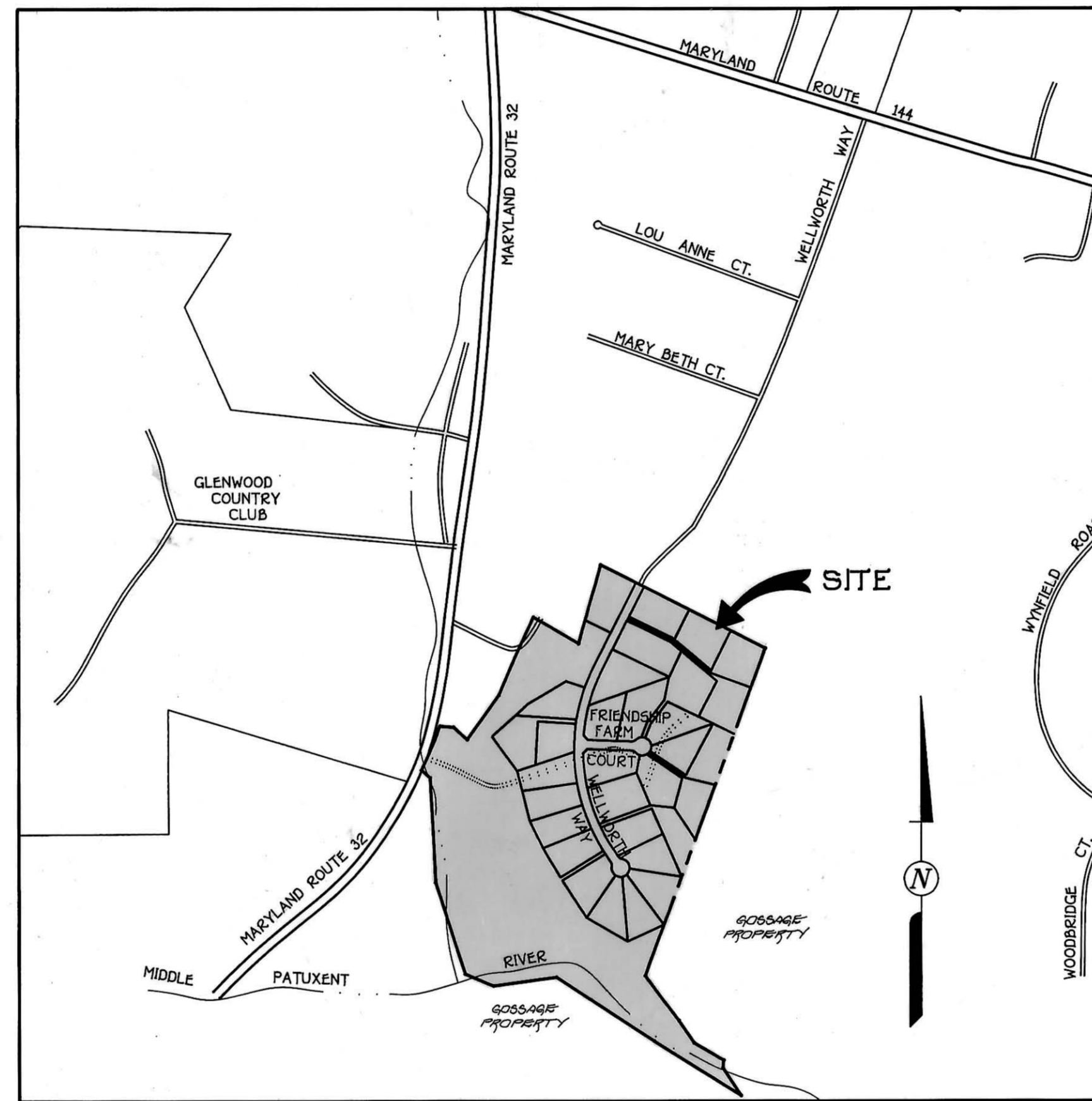


PRELIMINARY PLAN OF FRIENDSHIP FARM

**(A RESUBDIVISION OF LOTS 1 THRU 4 PROPERTY OF
JOHN SIDNEY BRITTEN; PLATS 9787 THRU 9789 AND
A RESUBDIVISION OF PROPERTY OF
MARIE AND ROBERT H. WIEDEFELD**

COORDINATE TABLE		
POINT	NORTH	EAST
869	592200.791	1327152.885
400	590403.299	1326491.118
844	590157.125	1326675.065
1402	590032.897	1326760.341
845	589938.406	1326920.091
846	589998.538	1326915.722
415	589743.899	1327015.674
417	590044.443	1326539.795
440	590395.113	1326005.313
442	590348.104	1326598.928
443	590413.821	1325502.376
445	590916.200	1325342.104
849	591493.026	1325312.143
870	591534.365	1325264.153
863	591776.351	1325351.129
847	591769.969	1325441.657
850	591702.274	1325516.557
65	591945.643	1325690.732
64	592173.267	1325787.910
57	592372.172	1325881.021
571	592227.927	1326128.676
864	592639.575	1325351.425
856	592453.337	1326656.660
869	592200.791	1327152.885



VICINITY MAP
SCALE: 1" = 600'

LOT No.	HOWARD COUNTY HEALTH DEPARTMENT FILE NUMBER	AVERAGE PERC TIME IN MINUTES PER SECOND INCH	INLET DEPTH (FT.)
1	A50195A	2 MIN.	3'
2	A50195B	2 MIN.	2.5'
3	A50195C	1.5 MIN.	2'
4	A50195D	1 MIN.	2.5'
5	A40196C	6 MIN.	3'
6	A50195H	2 MIN.	3'
7	A50195J	2 MIN.	3'
8	A50195K	4 MIN.	2'
9	A50195M	2 MIN.	2'
10	A50195O	2 MIN.	2'
11	A50196B	2 MIN.	1.5'
12	A50195R	2 MIN.	2.5'
13	A50195T	11 MIN.	3'
14	A50196A	2 MIN.	2'
15		2 MIN.	3'
16	A40754	EX. HOUSE	
17	A50196D	3 MIN.	1.5'
18	A50196I	2 MIN.	2'
19		2 MIN.	3'
20	A50196H	2 MIN.	3'
21	A50196E	9 MIN.	2'
22	A50196J	2 MIN.	2'
23	A50196K	2.5 MIN.	2.5'
24	A50195E	2 MIN.	1.5'
25	A40195M	1 MIN.	2.5'
26	A50196L	1 MIN.	3'
27	A50196M	7 MIN.	2'
28	A50196F	3 MIN.	3.5'
29	A50196G	2 MIN.	2'
30		2.5 MIN.	3'
31		3 MIN.	1.5'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

James M. Boyd
COUNTY HEALTH OFFICER
8/1/95
DATE

HEALTH DEPARTMENT NOTES

- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLATS.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- THE EXISTING SEPTIC SYSTEM ON LOT 5 WILL BE ABANDONED AND RELOCATED TO THE PROPOSED SEWERAGE EASEMENT PRIOR TO SIGNATURE OF FINAL PLATS.
- WELLS ON LOTS 3, 9, 10, 11, 12, 13, 19, 23 & 29 SHALL BE DRILLED PRIOR TO FINAL PLAT SIGNATURE.
- ALL PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED.

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES
2	57,083 Sq.Ft.	2,746 Sq.Ft.	54,337 Sq.Ft.	0	0
3	60,353 Sq.Ft.	3,230 Sq.Ft.	57,123 Sq.Ft.	0	0
4	58,166 Sq.Ft.	3,900 Sq.Ft.	54,266 Sq.Ft.	0	0
5	63,580 Sq.Ft.	4,750 Sq.Ft.	58,830 Sq.Ft.	0	0
12	50,023 Sq.Ft.	2,900 Sq.Ft.	47,123 Sq.Ft.	0	0
13	45,730 Sq.Ft.	2,800 Sq.Ft.	42,930 Sq.Ft.	0	0
17	49,041 Sq.Ft.	5,580 Sq.Ft.	43,461 Sq.Ft.	0	0
29	58,061 Sq.Ft.	4,000 Sq.Ft.	54,061 Sq.Ft.	0	0
11	41,927 Sq. Ft.	2,400 Sq. Ft.	39,527 Sq. Ft.	0	0
14	47,783 Sq. Ft.	2,400 Sq. Ft.	45,383 Sq. Ft.	0	0

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "RR-DEO" PER 9/18/1992 COMPREHENSIVE ZONING.
- TOTAL AREA OF PROPERTY = 67.245 AC.
a) AREA OF LOTS: 35,428 AC.
b) AREA OF ROAD RIGHT-OF-WAY: 2,569 AC.
c) PRESERVATION PARCEL: 29,248 AC.
d) TOTAL NUMBER OF BUILDABLE LOTS: 31
- DENSITY: BASE DENSITY = 1 DWELLING UNITS PER 4.25 GROSS ACRES. 67.245/4.25 = 15 DWELLING UNITS. IN ACCORDANCE WITH A LETTER DATED JANUARY 13, 1995 FROM THE DEPARTMENT OF PLANNING AND ZONING, A PRELIMINARY EQUIVALENT SKETCH PLAN WILL BE SUBMITTED SHOWING LOT 3 IN WYNFIELD SECTION 3 AND PARCELS 97 AND PART OF PARCELS 88 ON TAX MAP 15. THE PURPOSE OF THIS PLAN IS TO ADD THIS ACREAGE INTO THE FRIENDSHIP FARM PRELIMINARY PLAN THEREBY ELIMINATING THE DEO REQUIREMENT. TOTAL ACREAGE OF GROSS PROPERTY (57.90-02) AND FRIENDSHIP FARM SUBDIVISION (1" 95-25) = 153.005 AC. (TOTAL BUILDABLE LOTS = 36).
- ALL ASPECTS OF THE PROJECT ARE IN COMPLIANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
- THE WETLANDS DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE, PROFESSIONALS INC. ON AUGUST 4, 1994 AND APPROVED BY HOWARD COUNTY ON JANUARY 20, 1995.
- THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON JULY 15, 1994 AND APPROVED BY HOWARD COUNTY ON JANUARY 20, 1995
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY.
- A NOISE STUDY WAS PREPARED BY THE WILSON T. BALLARD COMPANY ON AUGUST 13, 1994 AND APPROVED ON JANUARY 20, 1995.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 14, 1994 BY FISHER, COLLINS, AND CARTER INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL AREAS ARE MORE OR LESS (4)
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- THIS PROJECT MUST CONFORM TO ADA CRITERIA.
- THE SKETCH PLAN 595-04 WAS APPROVED ON JANUARY 20, 1995.
- DENOTES PROPOSED DWELLING
- PREVIOUS FILE NUMBER: VP87-152, P88-168, 595-04
- NO CEMETERIES EXIST ON THE PROPERTY.
- DENOTES ELEVATION OF 100 YEAR FLOODPLAIN AS SHOWN ON THE RECORD PLAT FOR LOT 4 OF THE BRITTEN PROPERTY, PLAT No. 9788 AND 9789.
- WETLAND AREAS ARE BASED ON THE INFORMATION SHOWN ON THE RECORD PLATS FOR BRITTEN PROPERTY LOTS 1 - 4.
- STORM WATER MANAGEMENT WILL BE PROVIDED WITHIN THIS DEVELOPMENT USING THE RETENTION METHOD.
- THE PURPOSE OF THE PRESERVATION PARCEL WILL BE FOR AGRICULTURAL USE.

SHEET INDEX

- TITLE SHEET
- PRELIMINARY PLAN
- SCHEMATIC GRADING AND LANDSCAPE PLAN

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

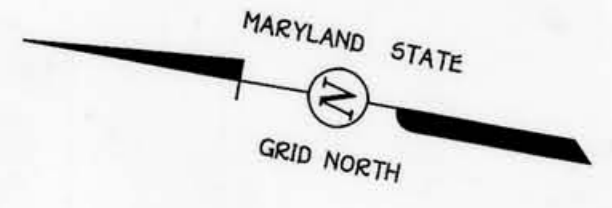
James M. Boyd
PLANNING DIRECTOR
9/22/95
DATE

LEGEND	
	DENOTES PERIMETER LANDSCAPING SHADE TREE
	DENOTES WETLANDS
	DENOTES PROPOSED DWELLING
	DENOTES PROPOSED WELL
	DENOTES SLOPES 15%-24.9%
	DENOTES SLOPES 25% AND GREATER
	DENOTES LIMIT OF DISTURBANCE
	DENOTES STREAM
	DENOTES APPROVED PERCOLATION HOLE
	DENOTES FAILED HOUSE
	DENOTES APPROXIMATE LIMITS OF FLOODPLAIN
	DENOTES WOODS LINE
	DENOTES FENCELINE



Charles J. Crovo
CHARLES J. CROVO, SR.
9/24/95
DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boyd *[Signature]* 8/1/95
COUNTY HEALTH OFFICER



- DELETED PRIVILEGE TO BE REMOVED
- DELETED 15% - 24.99% SLOPES
- DELETED 25% OF GREATER SLOPES

FRIENDSHIP MANOR SECTION 2 LOT 14 PLAT No. 3888 ZONED: RR-DEO



ROBERT O. WILCOX, SR. AND WIFE LIBER 1004, FOLIO 613 ZONED: RR-DEO 6.6 AC.

S.W.M. DRAINAGE AND UTILITY EASMT. EX. POND (PUBLIC TO BE USED FOR S.W.M. (HARBOR QUAYS))

RAYMOND COOK ESTATE LIBER 416, FOLIO 68 ZONED: RR-DEO 2.27 AC.

* NOTE: EXISTING OVERLAPPS ON LOTS 5 & 16 ARE TO REMAIN. ACCESS IS TO BE PROVIDED FROM PROPOSED ROADWAY.

MD. ROUTE 32 S.R.C. PLAT No. 20489 150' T.W.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

PRELIMINARILY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
[Signature] 7/22/95
PLANNING DIRECTOR DATE

PRELIMINARY PLAN FRIENDSHIP FARM
LOTS 1 - 31
AND PRESERVATION PARCEL A
(PREVIOUSLY KNOWN AS BRITTEN PROPERTY LOTS 1 THRU 4; PLATS 9707 THRU 9709 AND ROBERT H. WIEDEFELD & WIFE PROPERTY 453/722)

ZONING: RR-DEO
TAX MAP No. 15 - PARCELS NO. 65 AND 89
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: FEBRUARY 6, 1995
SHEET 2 OF 3

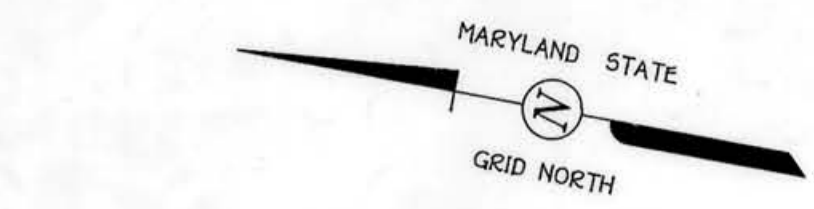
OWNERS
ROBERT & MARIE WIEDEFELD 2905 MARYLAND ROUTE 32 WEST FRIENDSHIP, MARYLAND 21794
JOHN SIDNEY BRITTEN 2716 JENNINGS CHAPEL ROAD WOODBINE, MARYLAND 21797

DEVELOPER
BRITTEN PROPERTY PARTNERSHIP P.O. BOX 1371 ELLCOTT CITY, MARYLAND 21041

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES								
	1	2	3	4	5	6	7	8	9
PERIMETER	1	2	3	4	5	6	7	8	9
LANDSCAPE TYPE	A	A	A	A	A	A	A	A	A
LINEAR FEET OF PERIMETER	1012'	1620'	218'	260'	615'	285'	235'	342'	449'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 215'	YES 1308'	YES 143'	NO	YES 403'	YES 35'	NO	NO	YES 279'
CREDIT FOR WALL, FENCE OR BESH (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED									
SHADE TREES	2	5	1	4	4	—	—	6	3
EVERGREEN TREES	22	—	—	—	—	8	8	—	—
SHRUBS	—	—	—	—	—	—	—	—	—
NUMBER OF PLANTS PROVIDED									
SHADE TREES	2	5	1	4	4	—	—	6	3
EVERGREEN TREES	22	—	—	—	—	8	8	—	—
OTHER TREES (2:1 SUBSTITUTION)	—	—	—	—	—	—	—	—	—
SHRUBS (0:1 SUBSTITUTION)	—	—	—	—	—	—	—	—	—
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)									

- NOTES:
 1. ALONG PERIMETERS 1, 6 AND 7, EVERGREEN TREES WILL BE SUBSTITUTED FOR SOME OF THE REQUIRED SHADE TREES.
 2. THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANT MATERIALS.



- DELETED EX. PAVING TO BE REMOVED
- DELETED 15% - 25% SLOPE
- DELETED 25% or GREATER SLOPE



**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	1477'
NUMBER OF TREES REQUIRED	17
SHADE TREES • 1/50 LF	21
EVERGREEN TREES • 1/40 LF	
CREDIT FOR EXISTING VEGETATION (NO, YES AND 2)	YES (658')
CREDIT FOR OTHER LANDSCAPING (NO, YES, AND 2)	NO
NUMBER OF TREES PROVIDED	17
SHADE TREES	17
EVERGREEN TREES	21
OTHER TREES (2:1 SUBSTITUTION)	

PRELIMINARY PLAN
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

James H. Smith 9/22/95
 PLANNING DIRECTOR DATE
 SCHEMATIC GRADING & LANDSCAPE PLAN



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boydland per *Jim* 8/1/95
 COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
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 971 BALTIMORE NATIONAL PIKE, SUITE 100
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OWNERS
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 2905 MARYLAND ROUTE 32
 WEST FRIENDSHIP, MARYLAND 21794

DEVELOPER
 BRITTEN PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

ZONING: RR-DEO
 TAX MAP: 15 PARCELS: 65 AND 89
 THIRD ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 DATE: JANUARY 19, 1995 SCALE: 1" = 100'
 SHEET 3 OF 3