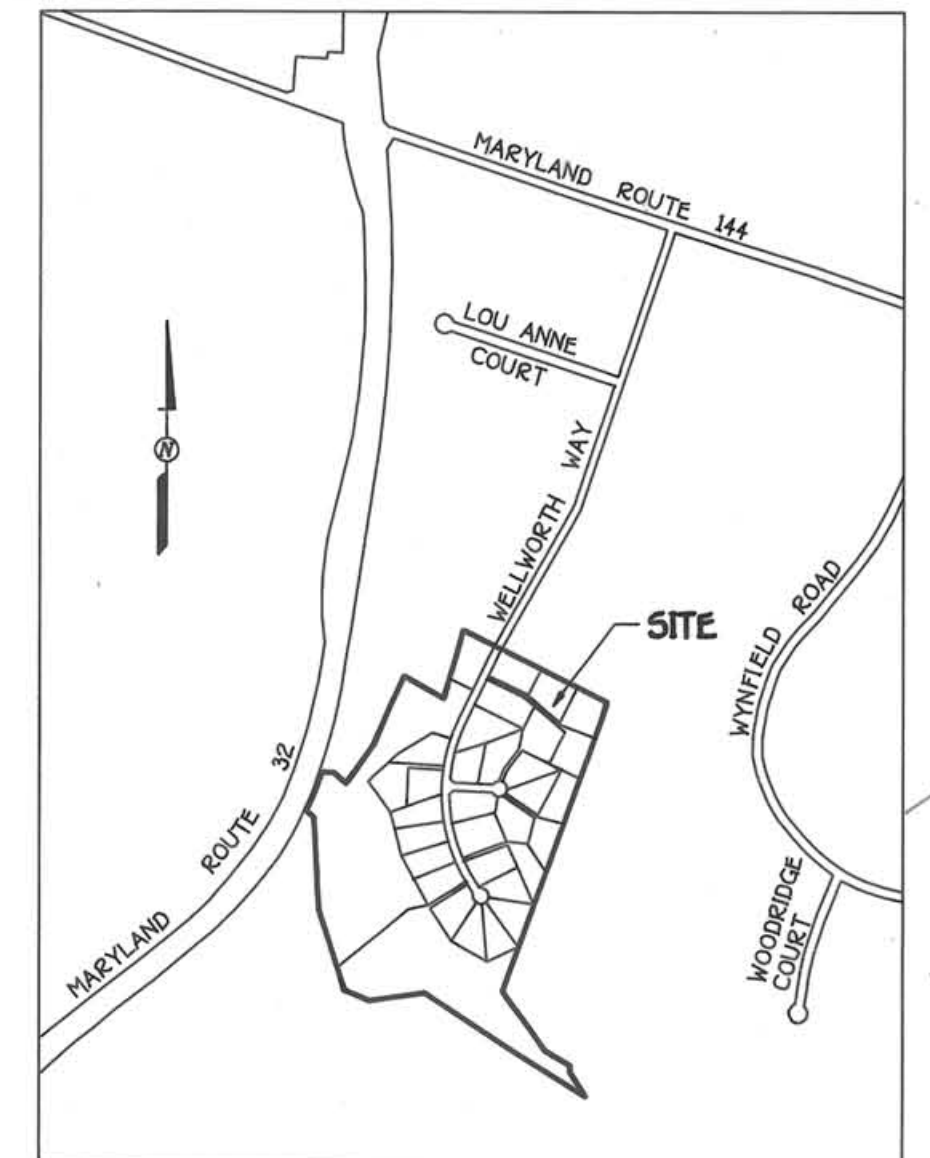
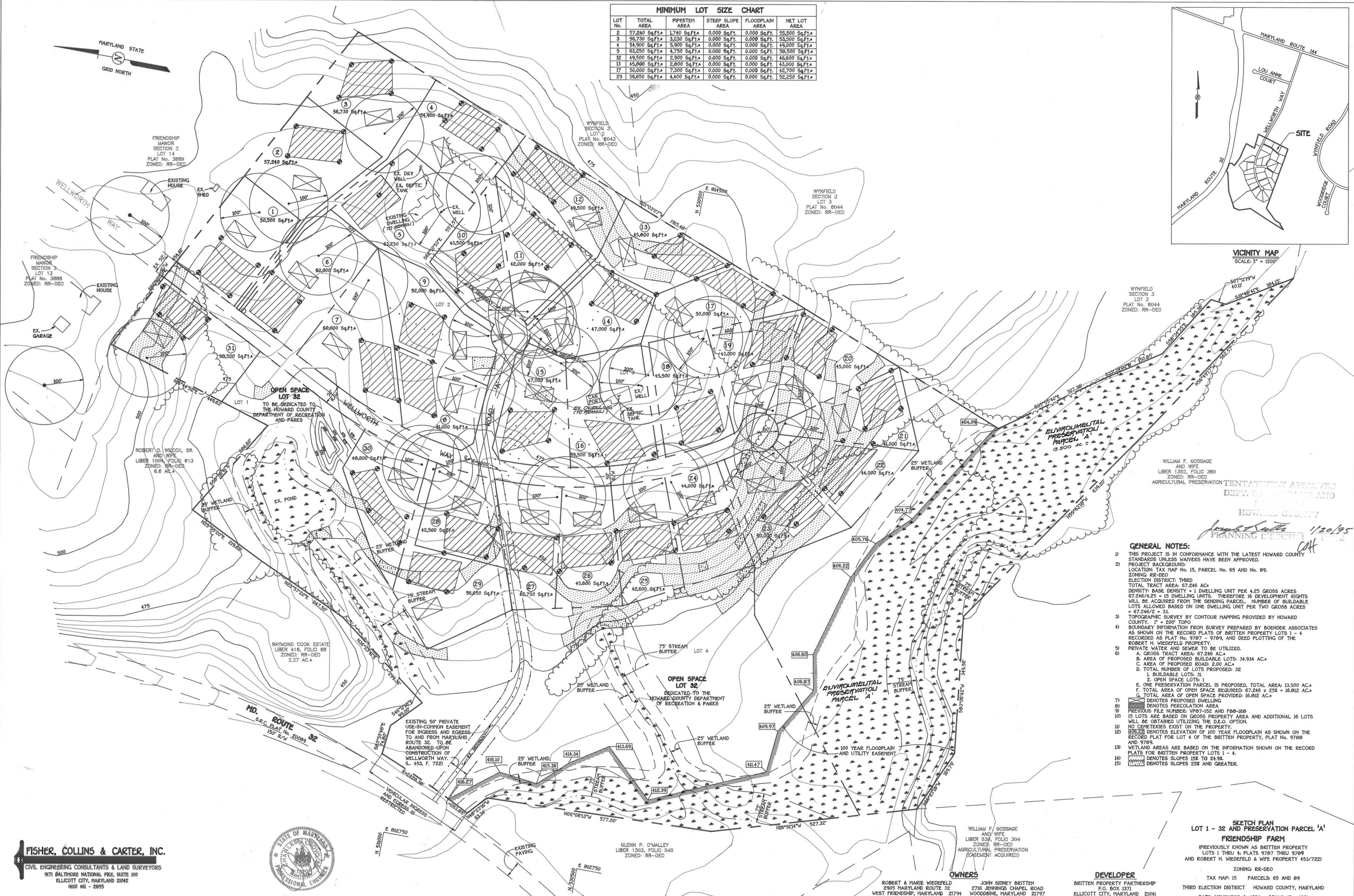


MINIMUM LOT SIZE CHART					
LOT No.	TOTAL AREA	PIPESTEM AREA	STEEP SLOPE AREA	FLOODPLAIN AREA	NET LOT AREA
2	57,240 Sq.Ft.	1,740 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	55,500 Sq.Ft.
3	56,730 Sq.Ft.	3,230 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	53,500 Sq.Ft.
4	54,900 Sq.Ft.	5,900 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	49,000 Sq.Ft.
5	63,250 Sq.Ft.	4,750 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	58,500 Sq.Ft.
12	49,500 Sq.Ft.	2,900 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	46,600 Sq.Ft.
13	45,800 Sq.Ft.	2,800 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	43,000 Sq.Ft.
17	50,000 Sq.Ft.	7,300 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	42,700 Sq.Ft.
29	56,650 Sq.Ft.	4,400 Sq.Ft.	0.000 Sq.Ft.	0.000 Sq.Ft.	52,250 Sq.Ft.



VICINITY MAP  
SCALE: 1" = 1200'



WYNFIELD SECTION 3  
LOT 3  
PLAT No. 8044  
ZONED: RR-DEO

WYNFIELD SECTION 3  
LOT 3  
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ZONED: RR-DEO

- GENERAL NOTES:**
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - PROJECT BACKGROUND:  
LOCATION: TAX MAP No. 15, PARCEL No. 65 AND No. 89.  
ZONING: RR-DEO  
ELECTION DISTRICT: THIRD  
TOTAL TRACT AREA: 67.246 AC.  
DENSITY: BASE DENSITY = 1 DWELLING UNIT PER 4.25 GROSS ACRES  
67.246/4.25 = 15 DWELLING UNITS. THEREFORE 15 DEVELOPMENT RIGHTS WILL BE ACQUIRED FROM THE SENDING PARCEL. NUMBER OF BUILDABLE LOTS ALLOWED BASED ON ONE DWELLING UNIT PER TWO GROSS ACRES = 67.246/2 = 33.
  - TOPOGRAPHIC SURVEY BY CONTOUR MAPPING PROVIDED BY HOWARD COUNTY. 1" = 200' TOPO
  - BOUNDARY INFORMATION FROM SURVEY PREPARED BY BOENDER ASSOCIATES AS SHOWN ON THE RECORD PLATS OF BRITTEN PROPERTY LOTS 1 - 4 RECORDED AS PLAT No. 9787 - 9789, AND DEED PLOTTING OF THE ROBERT H. WIEDEFELD PROPERTY.
  - PRIVATE WATER AND SEWER TO BE UTILIZED.
  - A. GROSS TRACT AREA: 67.246 AC.  
B. AREA OF PROPOSED BUILDABLE LOTS: 34.934 AC.  
C. AREA OF PROPOSED ROAD: 2.00 AC.  
D. TOTAL NUMBER OF LOTS PROPOSED: 32  
1. BUILDABLE LOTS: 31  
2. OPEN SPACE LOTS: 1
  - E. ONE PRESERVATION PARCEL IS PROPOSED, TOTAL AREA: 13,500 AC.  
F. TOTAL AREA OF OPEN SPACE REQUIRED: 67.246 x 25% = 16.812 AC.  
G. TOTAL AREA OF OPEN SPACE PROVIDED: 16.812 AC.
  - PROPOSED DWELLING
  - DENOTES PERCOLATION AREA
  - PREVIOUS FILE NUMBER: VP87-152 AND F88-160
  - 15 LOTS ARE BASED ON GROSS PROPERTY AREA AND ADDITIONAL 16 LOTS WILL BE OBTAINED UTILIZING THE D.E.O. OPTION.
  - NO CEMETERIES EXIST ON THE PROPERTY.
  - 805.22 DENOTES ELEVATION OF 100 YEAR FLOODPLAIN AS SHOWN ON THE RECORDED 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.
  - DENOTES SLOPES 15% TO 24.9%
  - DENOTES SLOPES 25% AND GREATER.

SKETCH PLAN  
LOT 1 - 32 AND PRESERVATION PARCEL 'A'  
**FRIENDSHIP FARM**  
(PREVIOUSLY KNOWN AS BRITTEN PROPERTY LOTS 1 THRU 4; PLATS 9787 THRU 9789 AND ROBERT H. WIEDEFELD & WIFE PROPERTY 453/722)

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

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



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