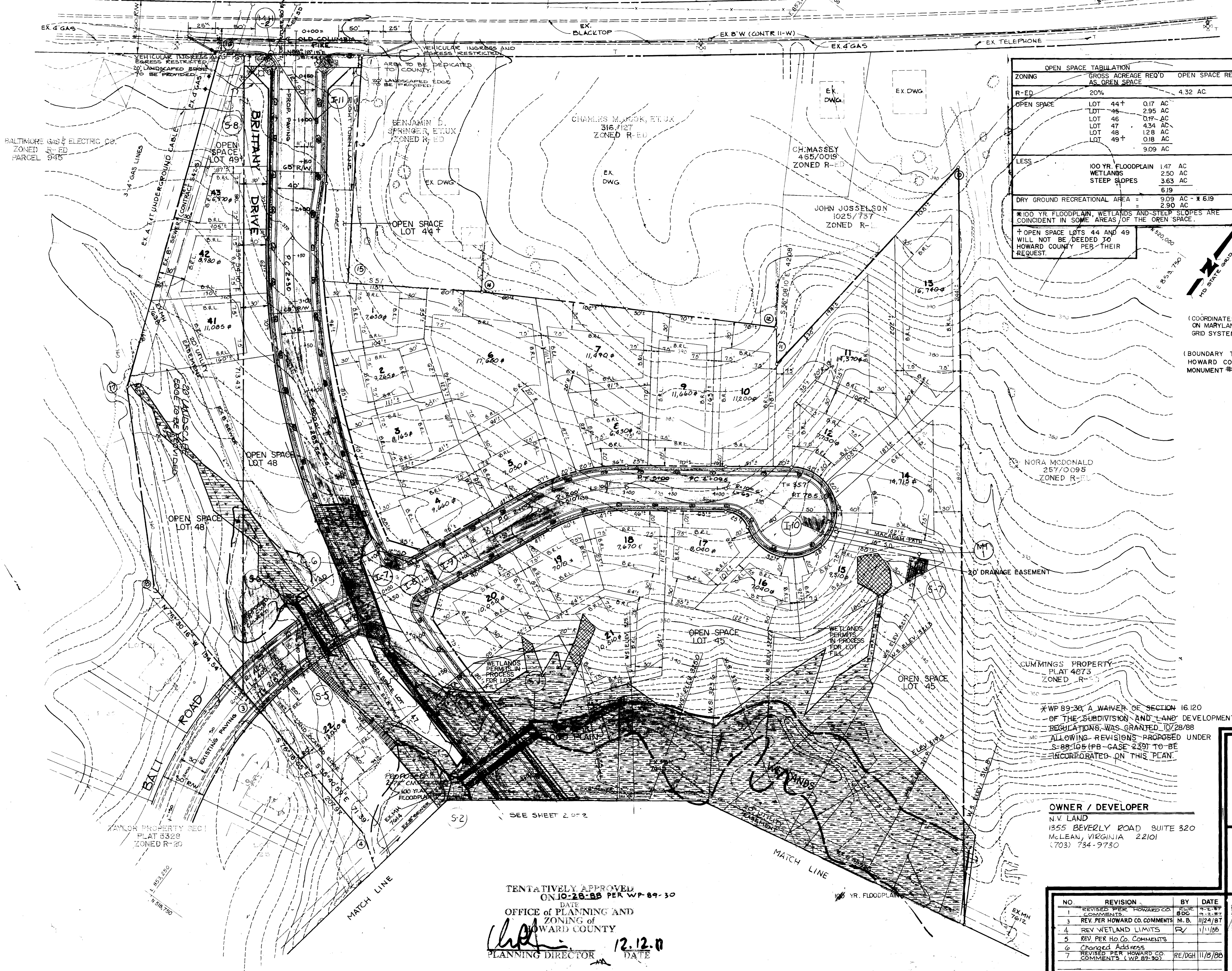


OLD

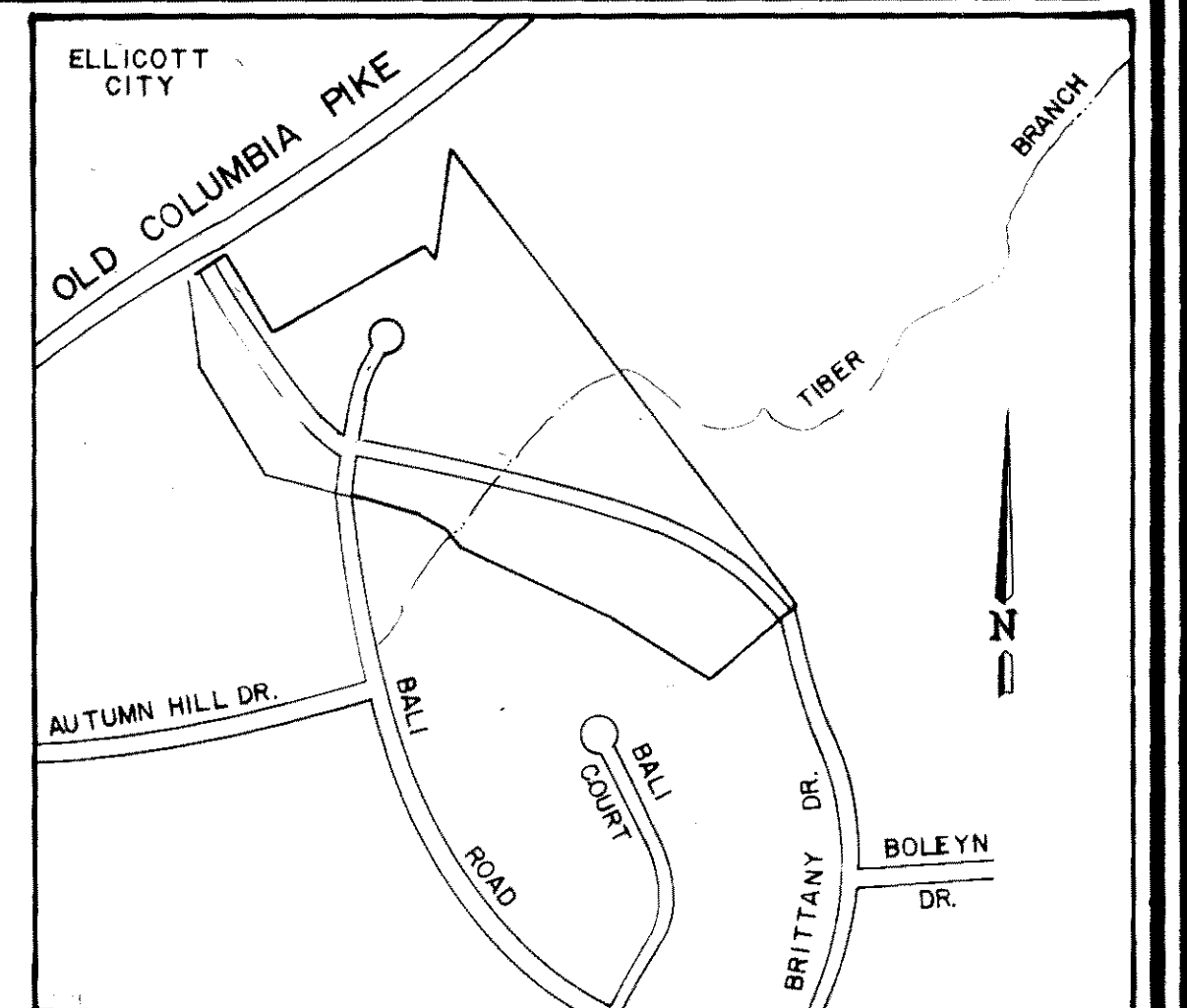
COLUMBIA

PIKE



OPEN SPACE TABULATION		
ZONING	GROSS ACREAGE REQ'D AS OPEN SPACE	OPEN SPACE REQ'D
R-ED	20%	4.32 AC
OPEN SPACE	LOT 44+	0.17 AC
	LOT 45	2.95 AC
	LOT 46	0.14 AC
	LOT 47	4.34 AC
	LOT 48	1.28 AC
	LOT 49+	0.18 AC
		9.09 AC
LESS	100 YR. FLOODPLAIN	1.47 AC
	WETLANDS	2.50 AC
	STEEP SLOPES	3.63 AC
		6.19
	DRY GROUND RECREATIONAL AREA =	9.09 AC - X 6.19
		2.90 AC

\*100 YR. FLOODPLAIN, WETLANDS AND STEEP SLOPES ARE COINCIDENT IN SOME AREAS OF THE OPEN SPACE.  
 † OPEN SPACE LOTS 44 AND 49 WILL NOT BE DEEDED TO HOWARD COUNTY PER THEIR REQUEST.



VICINITY MAP  
SCALE: 1"=600'

- LEGEND
- B.R.L. BUILDING RESTRICTION LINE
  - STREET TREES
  - STREET LIGHTS
  - WETLANDS
  - 100 YEAR FLOODPLAIN

COORDINATE TABLE		
No.	NORTHING	EASTING
1	519642.31	852892.49
2	519573.39	852780.57
3	519559.33	852757.75
4	519193.94	852892.52
5	519030.43	853046.36
6	518997.73	853136.47
7	518944.33	853398.49
8	518903.70	853458.66
9	518835.43	853514.32
10	518659.63	853907.03
11	518497.76	854193.57
12	518273.10	854347.46
13	518930.34	853501.67
14	518634.60	853466.20
15	519669.09	853441.09
16	519509.82	853150.12
17	519430.62	853022.73

(COORDINATES BASE ON MARYLAND STATE GRID SYSTEM.)  
 (BOUNDARY TIED TO HOWARD COUNTY MONUMENT # 3143007)

- GENERAL NOTES
- EXISTING ZONING: R-ED
  - GROSS AREA OF SITE: P-65, 288 20.37 AC + 140 AC = 21.77 AC
  - AREA OF PROPOSED LOTS: 9.35 AC ±
  - AREA OF PROPOSED ROAD RIGHT OF WAY: 3.33 AC ±
  - AREA OF FLOODPLAIN: 1.47 AC ±
  - AREA OF OPEN SPACE: 9.09 AC (2.90 DRY GROUND RECREATIONAL)
  - NUMBER OF BUILDABLE LOTS: 45
  - NUMBER OF OPEN SPACE LOTS: 6
  - WATER AND SEWER TO BE PUBLIC.
  - BOUNDARY SURVEY BY JOHN E. HARMS, JR. & ASSOCIATES, INC. (SEPT. 86).
  - TOPOGRAPHY FROM POTOMAC AERIAL SURVEYS (FEB. 17, 1987).
  - WETLAND DETERMINATION BY THE RIBBER GROUP.
  - A 20' LANDSCAPED EDGE SHALL BE PROVIDED ON ALL EXTERNAL PROPERTY LINES OF THE DISTRICT, AND PLANTED WITH AT LEAST TWO AND ONE-HALF INCH TREES AT AN AVERAGE DISTANCE OF 30' ON CENTER.
  - PROPOSED GRADING FOR LOTS 20,000 FT<sup>2</sup> AND GREATER WILL BE SHOWN ON FINAL SUBMISSION.
  - PERMISSIBLE TO HOWARD COUNTY DESIGN MANUAL, VOLUME 1, STORM DRAINAGE, SECTION 10.3.1-4, DOCUMENTATION AND A LETTER IS BEING PRESENTED TO THE DIRECTOR OF PUBLIC WORKS FOR A STORM WATER MANAGEMENT WAIVER.
  - OLD COLUMBIA PIKE, BRITTANY DRIVE AND BALL ROAD ARE EXISTING HOWARD COUNTY ROADS.

- LEGEND
- B.R.L. BUILDING RESTRICTION LINES
  - STREET TREES
  - STREET LIGHTS
  - WETLANDS
  - 100 YEAR FLOODPLAIN
  - WETLANDS PERMIT IN PROCESS FOR LOT FILL

\*WP 89-30, A WAIVER OF SECTION 16.120 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS GRANTED 10/28/88 ALLOWING REVISIONS PROPOSED UNDER S-88-105 (PB CASE 239) TO BE INCORPORATED ON THIS PLAN.

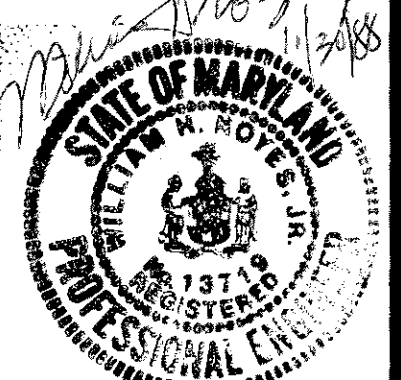
OWNER / DEVELOPER  
 N.V. LAND  
 1355 BEVERLY ROAD SUITE 320  
 McLEAN, VIRGINIA 22101  
 (703) 734-9730

**PRELIMINARY PLAN**  
**BRITTANY MANOR**  
 O.P. & Z. REF. NO. P-88-06  
 S 86-99 (PB CASE 208) S 88-105 (PB CASE 239) \*  
 TAX MAP 24 PARCELS 651(543/270) 288(269/512)  
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.

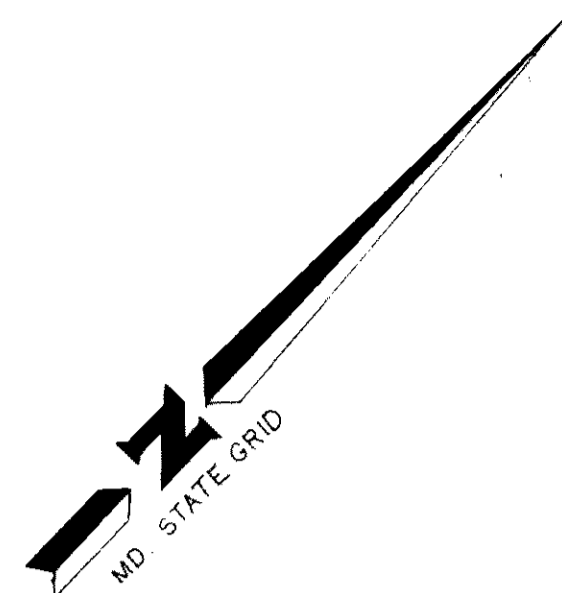
**JOHN E. HARMS JR. AND ASSOCIATES INC.**  
 CONSULTING ENGINEERS PLANNER SURVEYORS  
 2 CENTRE PARK  
 8818 CENTRE PARK DRIVE SUITE 208  
 COLUMBIA MARYLAND 21045 TELEPHONE (301) 740-5200

TENTATIVELY APPROVED  
 ON 10-28-88 PER WP 89-30  
 DATE  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR DATE 12.12.88

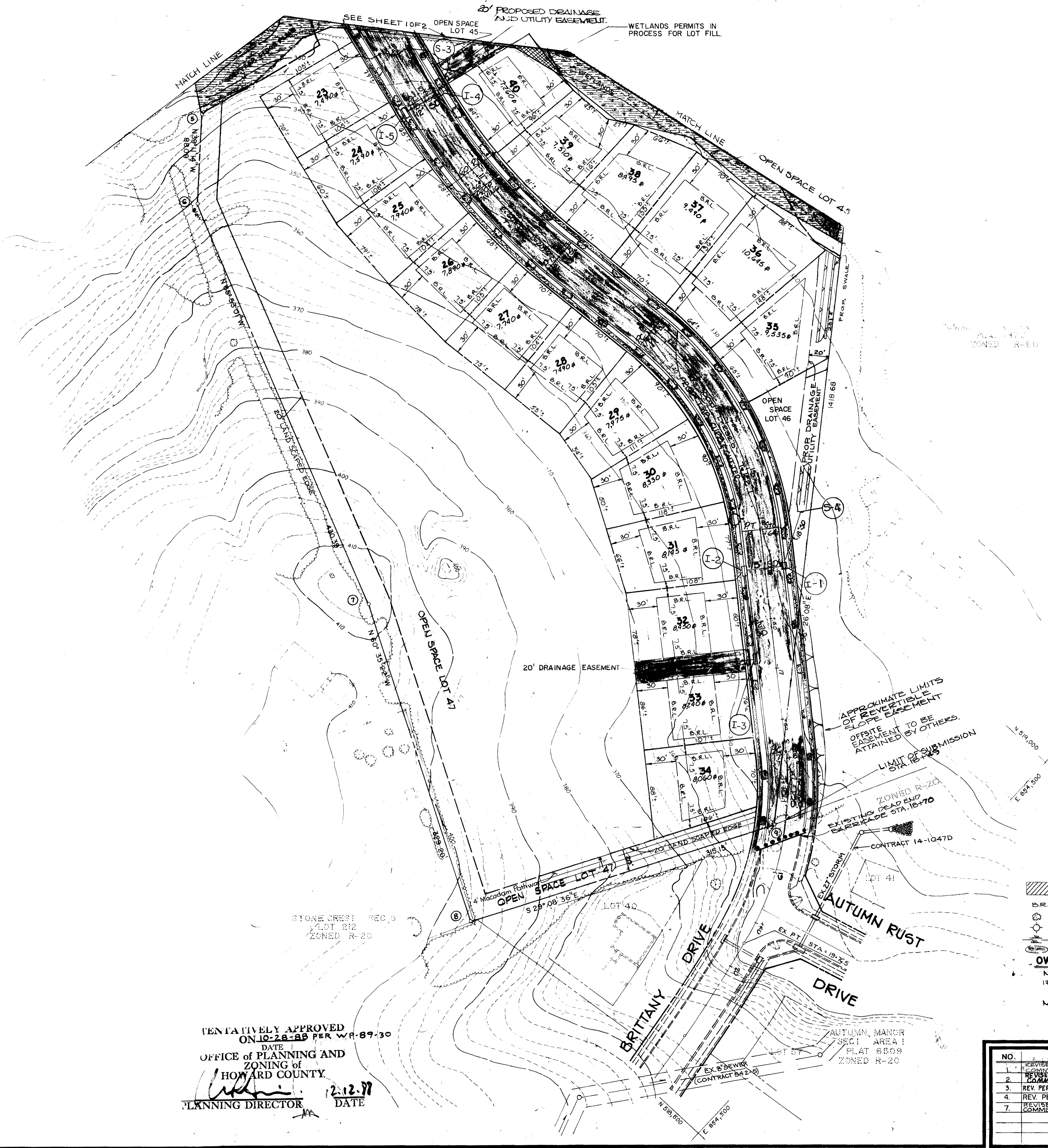
NO.	REVISION	BY	DATE
1	REVISED PER HOWARD CO COMMENTS	BDC	9-2-87
3	REV. PER HOWARD CO COMMENTS	M.B.	11/24/87
4	REV. WETLAND LIMITS	R	1/1/88
5	REV. PER HO. CO. COMMENTS		
6	Changed Address		
7	REVISED PER HOWARD CO COMMENTS (WP 89-30)	RE/DGH	11/8/88



DESIGNED BY: T.A.B.  
 DRAWN BY: R.W.R./J.J.T.  
 CHECKED BY: R.H.V.  
 DATE: JUNE 19, 1987  
 SCALE: 1"=50'  
 W.O. NO. 44-87-008AX  
 1 SHEET OF 2



1" = 50'



\* WP 89-30, A WAIVER OF SECTION 6.20 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS GRANTED 10/28/88 ALLOWING REVISIONS PROPOSED UNDER S-88-105 (PB CASE 239) TO BE INCORPORATED ON THIS PLAN.

**LEGEND**

- WETLANDS PERMIT IN PROCESS FOR LOT FILL.
- B.R.L. BUILDING RESTRICTION LINES
- STREET TREES
- STREET LIGHTS
- WETLANDS
- 100 YEAR FLOODPLAIN

**OWNER / DEVELOPER**

N.V. LAND  
1355 BEVERLY ROAD  
SUITE 320  
MCLEAN, VIRGINIA 22101  
(703)-734-9730

TENTATIVELY APPROVED  
ON 10-28-88 PER WP-89-30  
DATE  
OFFICE OF PLANNING AND ZONING of HOWARD COUNTY  
  
PLANNING DIRECTOR  
12.12.87  
DATE

NO.	REVISION	BY	DATE
1	REVISED PER HOWARD CO. COMMENTS	M.B.	3-2-87
2	REVISED PER HOWARD CO. COMMENTS	M.B.	10-12-87
3	REV. PER HOWARD CO. COMMENTS	M.B.	11/24/87
4	REV. PER HO. CO. COMMENTS		
5	REVISED PER HOWARD CO. COMMENTS	RE/DGH	11-8-88
6			
7			

**PRELIMINARY PLAN**  
**BRITTANY MANOR**  
O.P. & Z. REF. NO. P-88-06,  
S 86-99 (PB. CASE 208) S 88-105 (PB CASE 239) \*  
TAX MAP 24 PARCELS 651(543/270) 288(269/512)  
2nd ELECTION DISTRICT HOWARD COUNTY, MD.

**JOHN E. HARMS JR. AND ASSOCIATES INC.**  
CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
2 CENTRE PARK  
8818 CENTRE PARK DRIVE  
COLUMBIA, MARYLAND 21045  
SUITE 208  
TELEPHONE 1301 740-5200



DESIGNED BY: T.A.B.  
DRAWN BY: R.W.R.  
CHECKED BY: R.H.V.  
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