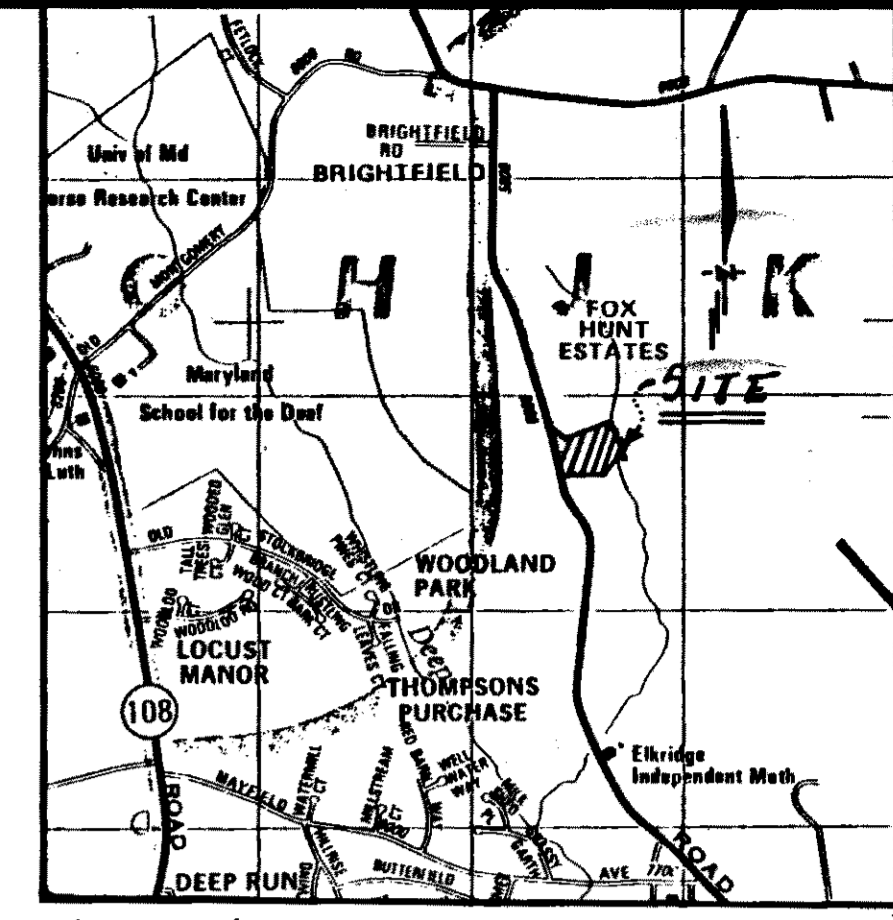


MD STATE PLANE DATUM
SCALE: 1"=50'

MARY L. LAUNGER
L. 500 F. 433
ZONED R-5C

Floodplain Lot Adjustment Tabulation

A. Gross Acreage:	10.7
B. Floodplain Acreage:	2.2
C. Net Acreage:	8.5
D. Net Maximum Lots Allowed:	34
E. Maximum Floodplain Adjustment Lots Allowed (gross acreage):	4
F. Floodplain Adjustment Lots Allowed (floodplain acreage):	8
G. Total Lots Allowed:	38
H. Total Lots Proposed:	38
I. OPEN SPACE REQUIRED:	1.78 AC
J. DRY LEVEL OPEN SPACE REQUIRED:	4.8 AC
K. DRY LEVEL OPEN SPACE PROVIDED:	2.9 AC (67% OF OPEN SPACE)

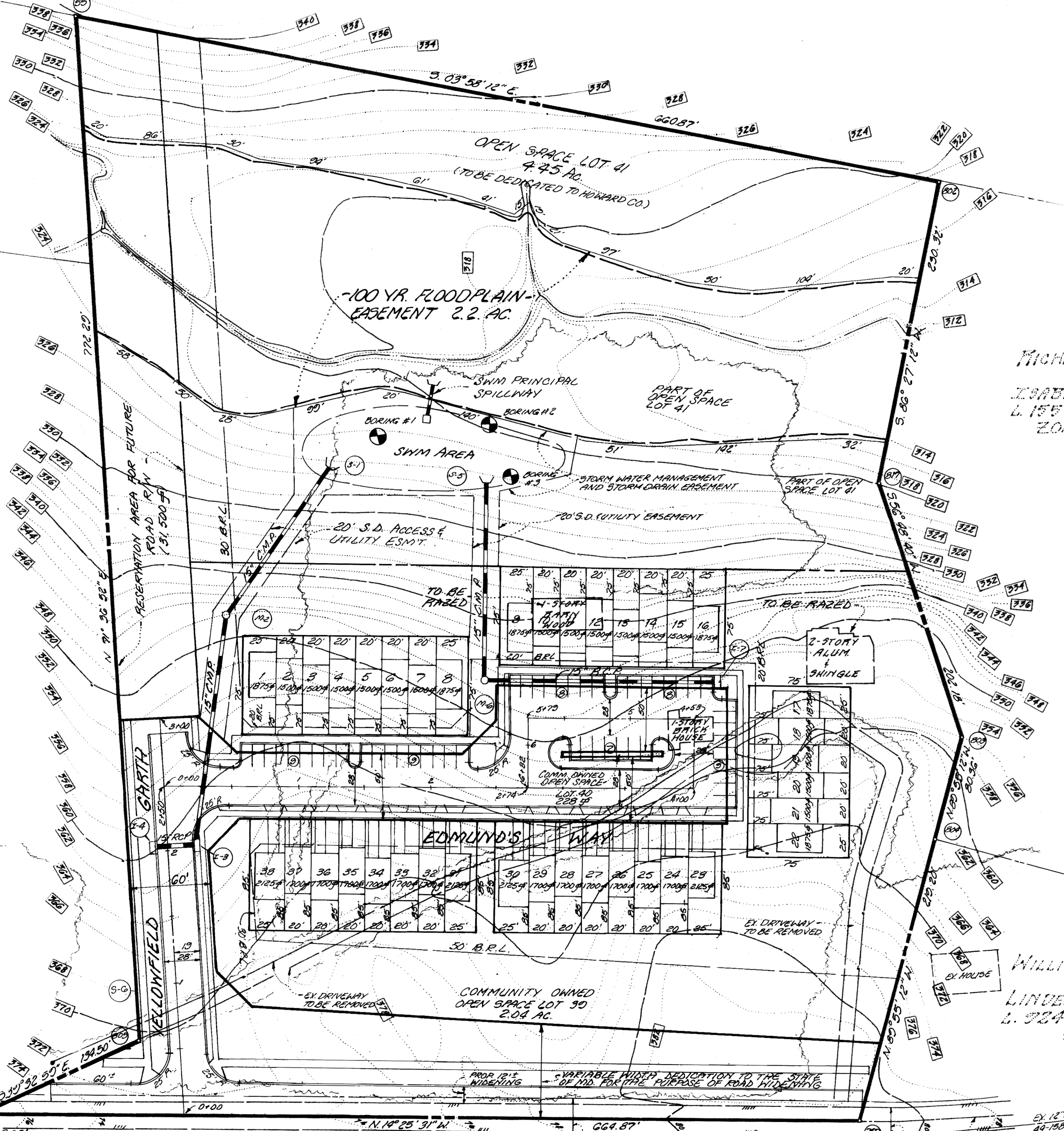


FOX HUNT ESTATES
PLAT No. 4039
100 YR. FLOODPLAIN
ZONED R-5C

FOX HUNT ESTATES
PLAT No. 4039
LOT 3
ZONED R-5C

RICHARD WILSON
AND
ISABELLE WILSON
L. 155 F. 333
ZONED R-5C

WILLIAM EDWARD GREEN
AND
LINDA DARNELL GREEN
L. 224 F. 710
ZONED R-5C



- GENERAL NOTES
- TOPOGRAPHY WAS FIELD RUN FEBRUARY, 1987. CONTOUR INTERVAL = 2 FEET
 - THE AREA INCLUDED IN THIS SUBMISSION IS LOCATED ON TAX MAP 37.
 - INSTALLATION OF TRAFFIC CONTROL DEVICES WILL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM CONTROL DEVICES.
 - PUBLIC WATER AND SEWER WILL BE USED.
 - SEDIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED WITH THE SUBMISSION OF THE ROAD CONSTRUCTION AND SITE DEVELOPMENT PLANS.
 - ALL UTILITIES SHOWN AS EXISTING WERE COMPILED FROM AVAILABLE RECORDS AND FIELD SURVEY.
 - SITE CAN BE FOUND IN THE HOWARD COUNTY SOIL SURVEY, MAP NO. 25
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 - STORMWATER MANAGEMENT IS TO BE ON-SITE. DUE TO HIGH GROUNDWATER INFILTRATION WILL NOT BE FEASIBLE AND A DRY DETENTION STRUCTURE IS PROPOSED (SEE BORING REPORTS).
 - RECORDING REFERENCE: LIBER 939 FOLIO 390.
 - SEE OFFICE FILES: S-87-50, PB 213
 - LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 10B. E-1 OF THE HOWARD COUNTY ZONING REGULATIONS
 - OPEN SPACE LOT AREAS DO NOT INCLUDE THE "RESERVATION AREA FOR FUTURE ROAD RIGHT-OF-WAY"

SITE ANALYSIS

UNG.	RSC
GROSS AREA	10.7 ACRES
SINGLE FAMILY ATTACHED UNITS PROPOSED:	38
COMMUNITY OWNED OPEN SPACE LOTS PROPOSED:	2
OPEN SPACE LOTS TO BE DEDICATED:	1
TOTAL:	41
AREA TABULATION:	
LOTS 1-38	1.47 ACRES
PUBLIC ROADS (INCL. RESERVED AREA)	2.78 ACRES
COMMUNITY OWNED OPEN SPACE (2 LOTS)	2.05 ACRES
DEDICATED OPEN SPACE	4.45 ACRES
TOTAL:	10.7 ACRES
PARKING REQUIRED: (38 LOTS)	76 SPACES
PARKING PROVIDED:	50 SPACES
GARAGE	16 SPACES
DRIVEWAY	18 SPACES
TOTAL:	82 SPACES

COORDINATES

49	500034.2559	861675.3970
50	499930.6488	861761.0382
51	500174.2379	862493.9052
52	499514.2536	862537.6515
53	499530.7060	862307.7344
54	499390.0332	862140.5870
55	499390.1456	862060.2242
56	499390.4521	861841.0271



PRELIMINARILY APPROVED ON 6-8-88
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
W. E. GREEN
PLANNING DIRECTOR
7.1.88
DATE

MEADOWRIDGE ROAD
MD ROUTE 103
CARROLL E. BRAUN
L. 180 - F. 174
ZONED R-5C

GW GUTSCHICK LITTLE & WEBER, PA.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20886
PHONE: 301-421-0024

DES. CG.	DRN. A.C.F.	CHK. C.G.	DATE	REVISION	BY	APPR.

PREPARED FOR:
OWNER: CHARLES A. SEHMAN
6003 MEADOWRIDGE RD.
BALTIMORE, MD. 21227

DEVELOPER: BRITAM DEVELOPMENT
9030 KEY BRANCH RD.
SUITE 250
COLUMBIA, MD. 21045
(301) 740-3323

PRELIMINARY PLAN
BRIGHTFIELD
SECTION 3
LIBER 939 - FOLIO 390
ELECTION DISTRICT No. 1
HOWARD COUNTY, MARYLAND

SCALE	CONTOUR INTERVAL	G.L.W. FILE NO.
1 in. = 50 FT.	2 FT.	86-058
DATE	TAX MAP No.	SHEET
JULY, 1988	37	1 of 1
	PARCELT	