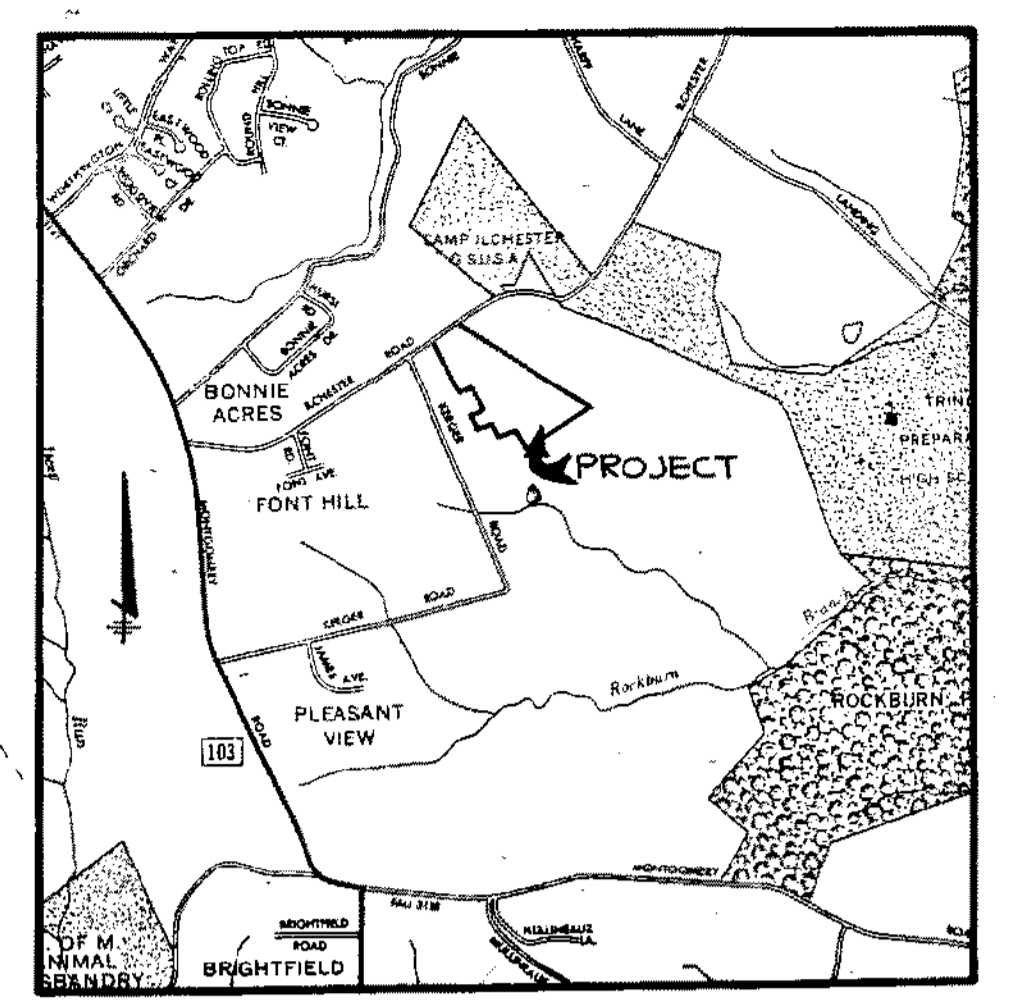


POINT	NORTH	EAST
1	508734.469	862046.289
2	508826.783	862293.208
3	508806.529	862310.772
4	507993.366	862358.239
5	507620.937	862343.839
6	507850.095	862329.897
7	507774.926	862618.567
8	507959.543	862541.650
9	507878.976	862409.414
10	507971.285	862364.986
11	508044.062	862489.823
12	508297.619	862334.352
13	508245.211	862249.879



GENERAL NOTES

Existing Zoning R-20
 Gross Area of Tract 20.38 Ac.
 Area of Proposed Lots 12.84 Ac.
 Area of Proposed Road 2.17 Ac.
 Rights of Way 34
 Number of Lots Proposed 33
 Buildable 33
 Open Space 1

Water & Sewer Systems are to be public facilities
 Reference: S-88-25

Lot No.	Total Lot Area	25% Slopes	Pipebank Area	Resulting Min. Lot Area
11	14,223 SF	-	2,075 SF	14,150 SF
14	18,200 SF	350 SF	1,475 SF	15,975 SF
15	20,100 SF	2,600 SF	-	17,500 SF
16	20,725 SF	1,100 SF	-	15,625 SF
17	25,725 SF	4,975 SF	-	18,750 SF
18	14,500 SF	200 SF	-	14,300 SF
23	15,175 SF	-	1,175 SF	14,000 SF
29	13,050 SF	400 SF	-	14,550 SF
30	23,600 SF	675 SF	2,500 SF	20,425 SF

Lot Size (SF)	No. of Lots	Lot Area (Ac.)	Mandatory Open Space	Required Open Space (Ac.)
20,000 SF or larger	4	1.95	6%	0.11
15,000-19,999	2	0.86	10%	0.08
10,000-14,999	8	3.66	20%	0.61
16,000-19,999	19	6.47	30%	1.94
TOTAL	33	12.22 ac.		2.74 ac.

Area of Open Space Required 2.74 ac.
 Area of Open Space Provided 1.42 ac.
 Area of 100 year floodplain 0.60 ac.
 Area of Non-Tidal Wetlands & 25% Slopes 3.06 ac.
 Area of Storm Water Management (not in storm water management) 0.78 ac.
 Area of Wetlands of Floodplain 1.77 ac.
 Area of Dry Ground Recreation 1.32 ac.

CURVE	RADIUS	LENGH	TANGENT	CHORD	BEARING	DELTA
2+59.76 to 9+54.1	445.00'	294.65'	152.96'	289.30'	S31°30'0"E	37°56'17"
6+1.56 to 7+38.08	250.00'	137.12'	70.33'	135.41'	S54°45'36"E	31°25'34"
5+42.97 to 11+00.88	300.00'	164.31'	84.27'	162.22'	S54°35'58"E	31°22'50"
7+00.88 to 15+31.53	500.00'	324.65'	168.28'	318.97'	S55°41'20"E	37°12'06"

NOTES:

- STREET TREES TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS.
- SEDIMENT CONTROL MEASURES WILL BE SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS.
- WETLANDS AS DELINEATED AND SURVEYED BY THE RIEMER GROUP, INC.

TENTATIVELY APPROVED
 ON 11-9-88
 OFFICE OF PLANNING AND ZONING
 HANOVER COUNTY
 PLANNING DIRECTOR
 DATE 12-13-88

OWNER: CAROLYN WEEKS 1/2 MRS. GERALD BALTERMAN
 2406 STONEMALL CT.
 CATONSVILLE, MARYLAND 21228

DEVELOPER: BRITAIN DEVELOPMENT GROUP, INC.
 9030 KEBB BRANCH ROAD - SUITE 210
 COLUMBIA, MARYLAND 21045

PROJECT **ILCHESTER WOODS**

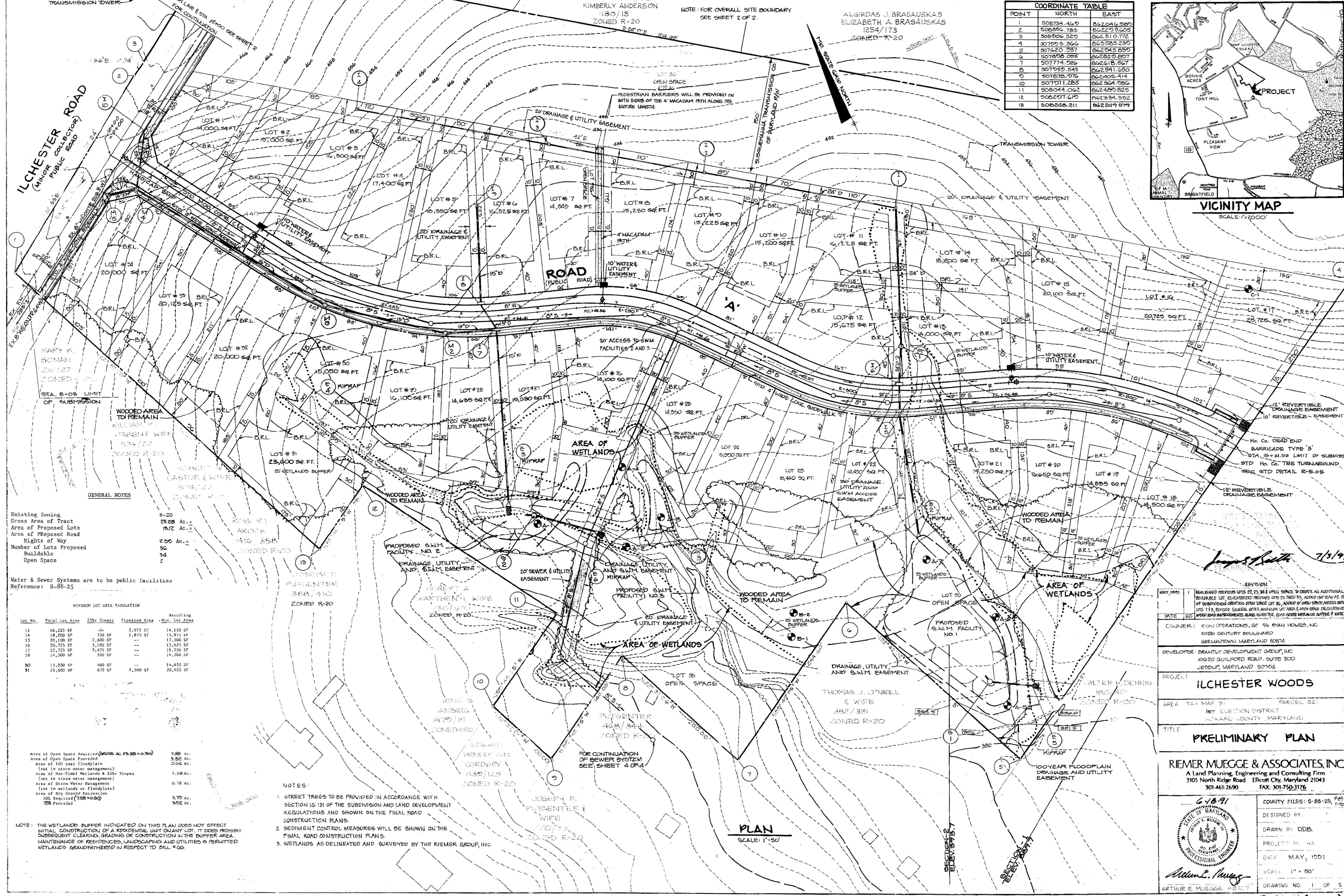
AREA TAX MAP 31 PARCEL 521
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE **PRELIMINARY PLAN**

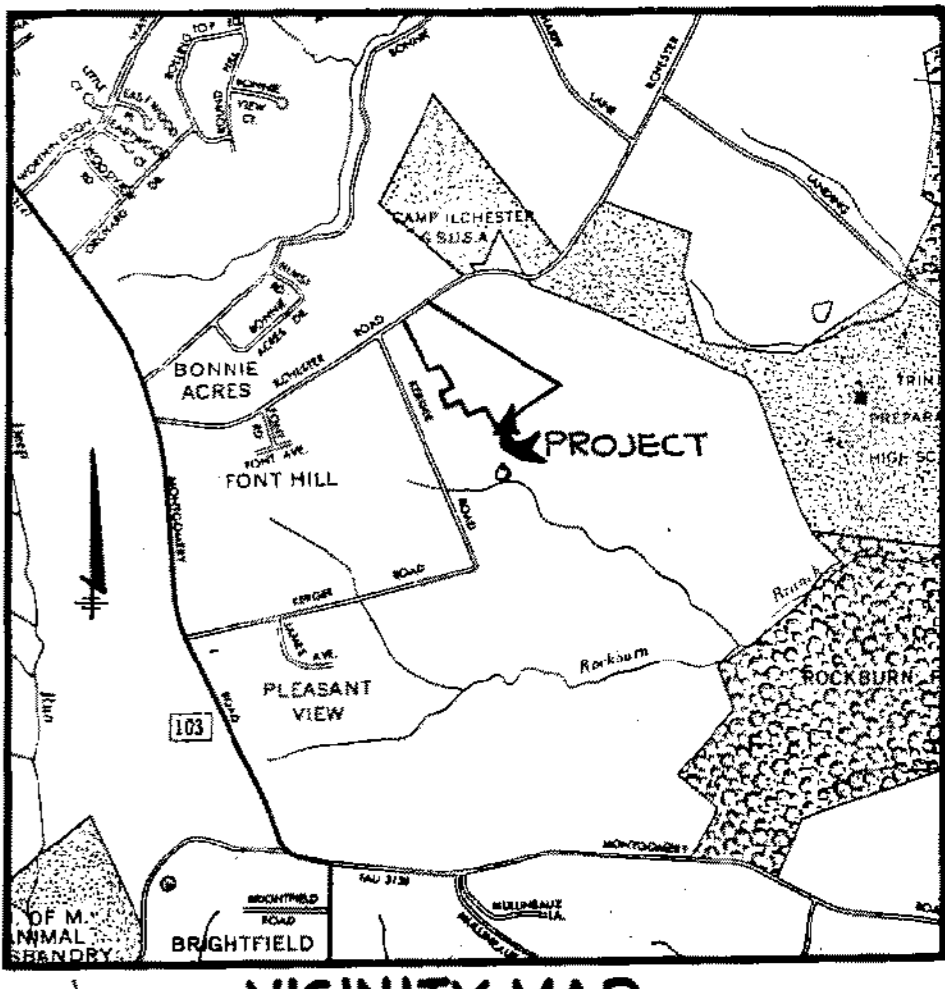
THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 North Ridge Road, Elkroft City, Maryland 21043 (301) 461-2889

DATE 11-23-88
 COUNTY FILES: S-88-25

DESIGNED BY
 DRAWN BY DDB
 PROJECT NO 49302
 DATE JULY, 1988
 SCALE 1" = 50'
 DRAWING NO 1 OF 1



POINT	NORTH	EAST
1	508734.469	862046.299
2	508894.783	862220.305
3	508906.529	862310.772
4	507993.266	862583.230
5	507620.937	862945.830
6	507893.095	862829.897
7	507774.226	862618.867
8	507959.543	862591.650
9	507878.076	862408.414
10	507971.285	862364.256
11	508044.062	862489.825
12	508207.619	862324.352
13	508248.211	862249.579



GENERAL NOTES

Existing Zoning	R-20
Gross Area of Tract	25.28 Ac.
Area of Proposed Lots	18.12 Ac.
Area of Proposed Road	3.80 Ac.
Rights of Way	2.00 Ac.
Number of Lots Proposed	31
Buildable	34
Open Space	2

Water & Sewer Systems are to be public facilities
 Reference: S-88-25

MINIMUM LOT AREA TABULATION

Lot No.	Total Lot Area	25% Slopes	Firplast Area	Min. Lot Area	Resulting
11	16,225 SF	0	2,075 SF	14,150 SF	
14	18,200 SF	130 SF	1,875 SF	16,325 SF	
15	20,100 SF	2,600 SF	---	17,500 SF	
16	20,725 SF	5,100 SF	---	15,625 SF	
17	25,725 SF	9,475 SF	---	16,250 SF	
18	14,500 SF	200 SF	---	14,300 SF	
30	15,050 SF	400 SF	---	14,650 SF	
31	23,600 SF	675 SF	2,500 SF	20,425 SF	

Area of Open Space Required (7500 Ac. @ 0.50)	7.50 Ac.
Area of Open Space Provided	9.52 Ac.
Area of 100 year floodplain (not in storm water management)	0.06 Ac.
Area of Non-Tidal Wetlands & 25% Slopes (not in storm water management)	3.06 Ac.
Area of Storm Water Management (not in wetlands or floodplain)	0.78 Ac.
Area of Dry Ground Retention (30% Required (7500 x 0.50))	3.75 Ac.
75% Provided	5.02 Ac.

NOTE: THE WETLANDS BUFFER INDICATED ON THIS PLAN DOES NOT EFFECT INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED. WETLANDS GRANDFATHERED IN RESPECT TO BILL #60.

- NOTES:**
- STREET TREES TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS.
 - SEDIMENT CONTROL MEASURES WILL BE SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS.
 - WETLANDS AS DELINEATED AND SURVEYED BY THE RIEMER GROUP, INC.

REVISION

DATE	NO.	DESCRIPTION
MAY, 1991	1	REALIGNED PREVIOUS LOTS 22, 23, 24 & OPEN SPACE TO CREATE AN ADDITIONAL BUILDABLE LOT. RE-NUMBERED PREVIOUS LOTS 25 THRU 30, ADDED 150' R/W AS PART OF SUBDIVISION CREATING OPEN SPACE LOT 31, ADDED 10' OPEN SPACE BETWEEN LOTS 7 & 8, REVISED GENERAL NOTES MINIMUM LOT AREA & OPEN SPACE CALCULATIONS. ADDED ROAD IMPROVEMENTS ALONG ILLCHESTER. ROAD ADDED WETLANDS BUFFER & NOTE.

OWNER: RYAN OPERATIONS, GP % RYAN HOMES, INC.
 80291 CENTURY BOULEVARD
 GERMANTOWN, MARYLAND 20834

DEVELOPER: BRANTLY DEVELOPMENT GROUP, INC.
 10620 GUILDFORD ROAD, SUITE 200
 JEBBOTT, MARYLAND 20704

PROJECT: ILLCHESTER WOODS

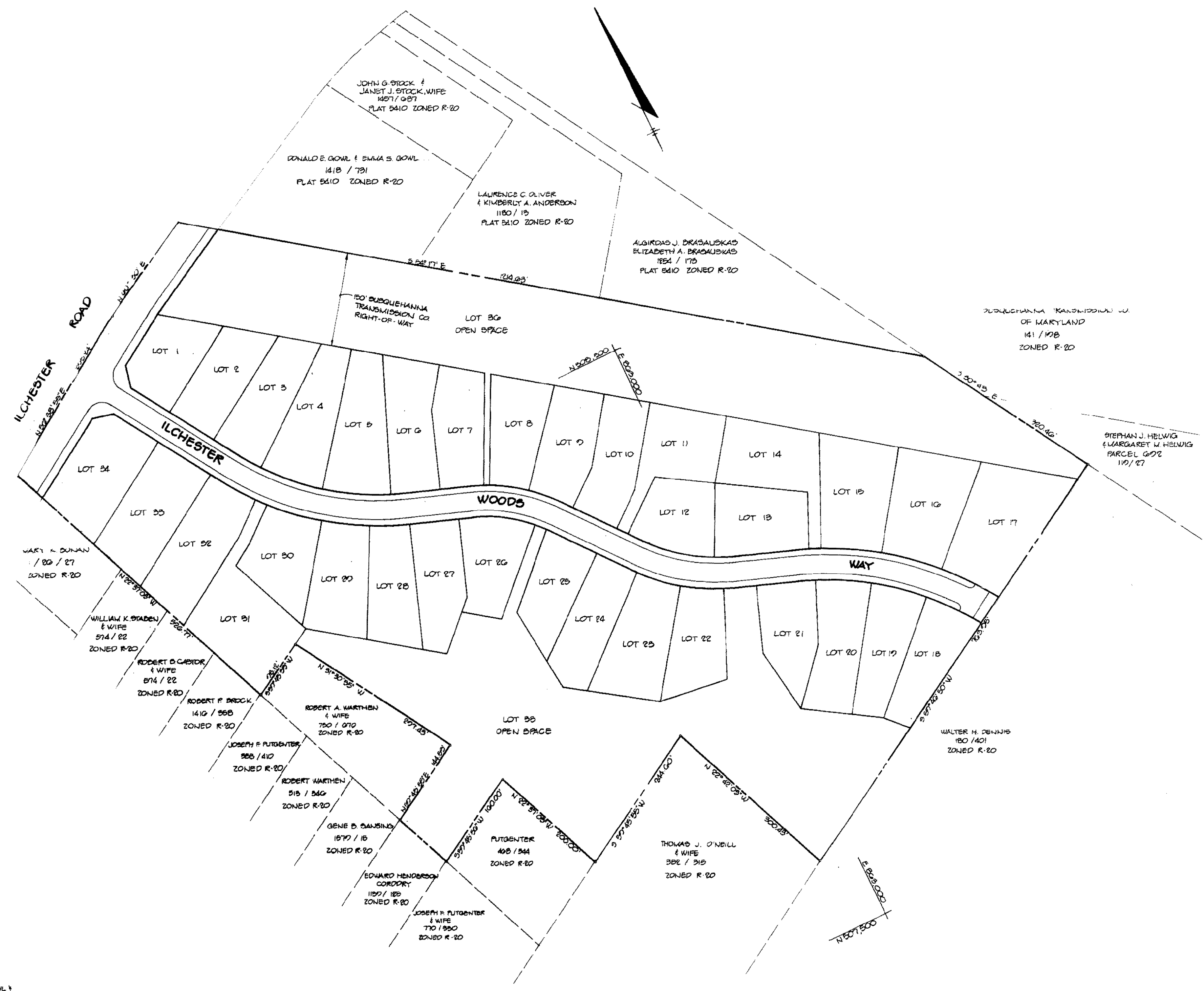
AREA: TAY MAP 31 PARCEL 52
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

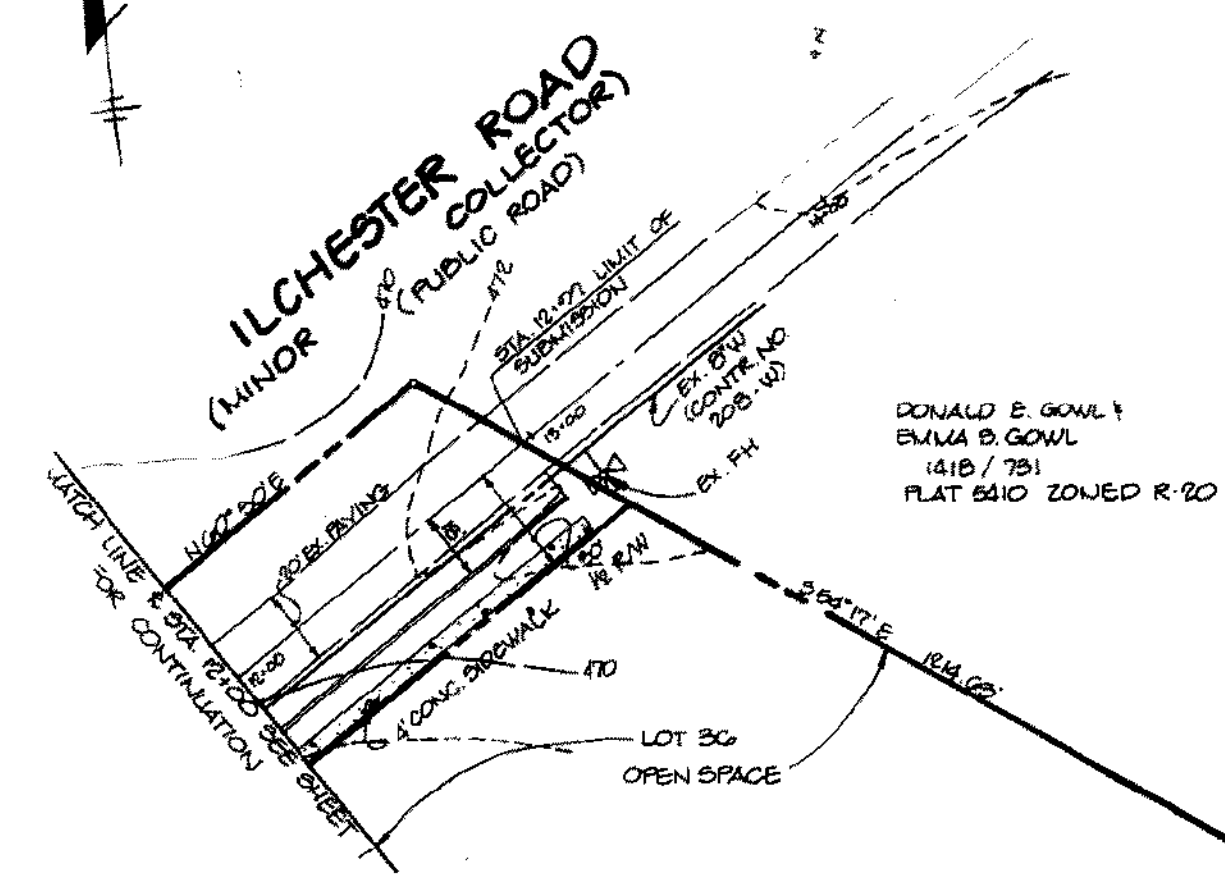
RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road, Ellicott City, Maryland 21034
 301.461.2690 FAX: 301.750.3176

6/18/91
 COUNTY FILES: S-88-25, Part II, 1-10-91
 DESIGNED BY
 DRAWN BY DOB
 PROJECT NO. 1-2
 DATE: MAY, 1991
 SCALE: 1" = 50'
 DRAWING NO. 1 OF 2

ARTHUR E. MUEGGE, P.E.
 PROFESSIONAL ENGINEER



PLAN
SCALE: 1"=100'



PLAN
SCALE: 1"=50'

APPROVED
SPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James S. Smith 7/3/91
PLANNING DIRECTOR DATE

MAX. 1991	REVISION
1	REALIGNED PREVIOUS LOTS 22, 23, 24 TO OPEN SPACE TO CREATE AN ADDITIONAL BUILDABLE LOT, RENUMBERED PREVIOUS LOTS 25 THRU 35, ADDED 150' R/W AS PART OF SUBDIVISION CREATING OPEN SPACE LOT 36, ADDED 10' OPEN SPACE ACCESS BETWEEN LOTS 11 & 8, REVISED GENERAL NOTES, MINIMUM LOT AREA AND OPEN SPACE CALCULATIONS ADDED ROAD IMPROVEMENTS ALONG ILCHESTER ROAD, ADDED WETLANDS BUFFER AND NOTE
DATE	NO.
OWNER: RYAN OPERATIONS, GP 96 RYAN HOMES, INC. 20281 CENTURY BOULEVARD GERMANTOWN, MARYLAND 20874	
DEVELOPER: BRANTLY DEVELOPMENT GROUP, INC. 10620 GUILFORD ROAD, SUITE 300 JEBBUP, MARYLAND 20708	
PROJECT: ILCHESTER WOODS	
AREA: TAX MAP 31 ZONED R-20 PARCEL 821 1 ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: PRELIMINARY PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176	
DATE: 6-18-91	COUNTY FILED: 0-00-29, F-011, F-10-25
DESIGNED BY: JLD	DRAWN BY: M.A.D.
PROJECT NO: 49905	DATE: MAY, 1991
SCALE: AS SHOWN	DRAWING NO. 2 OF 2
ARTHUR E. MUEGGE #8767	