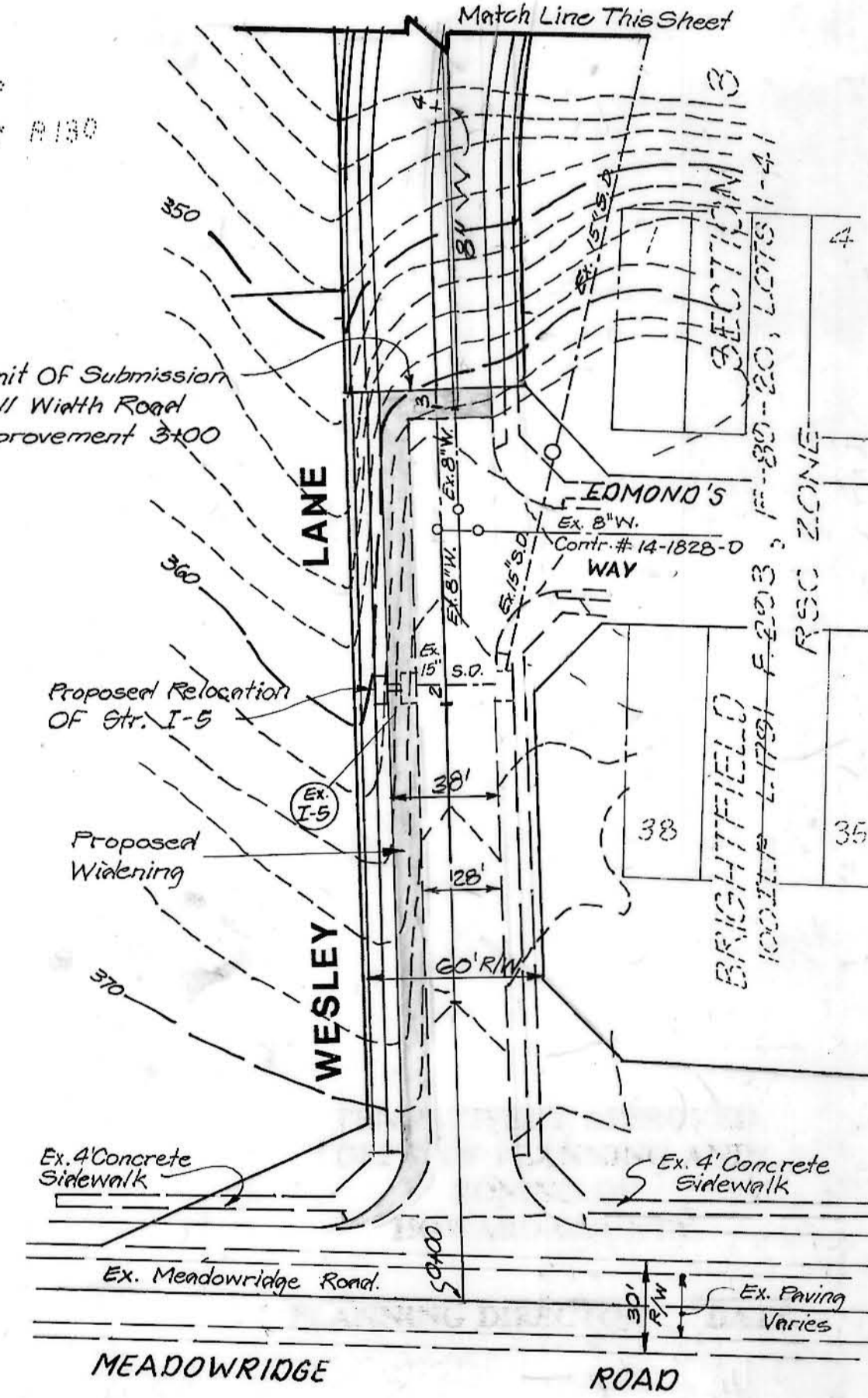
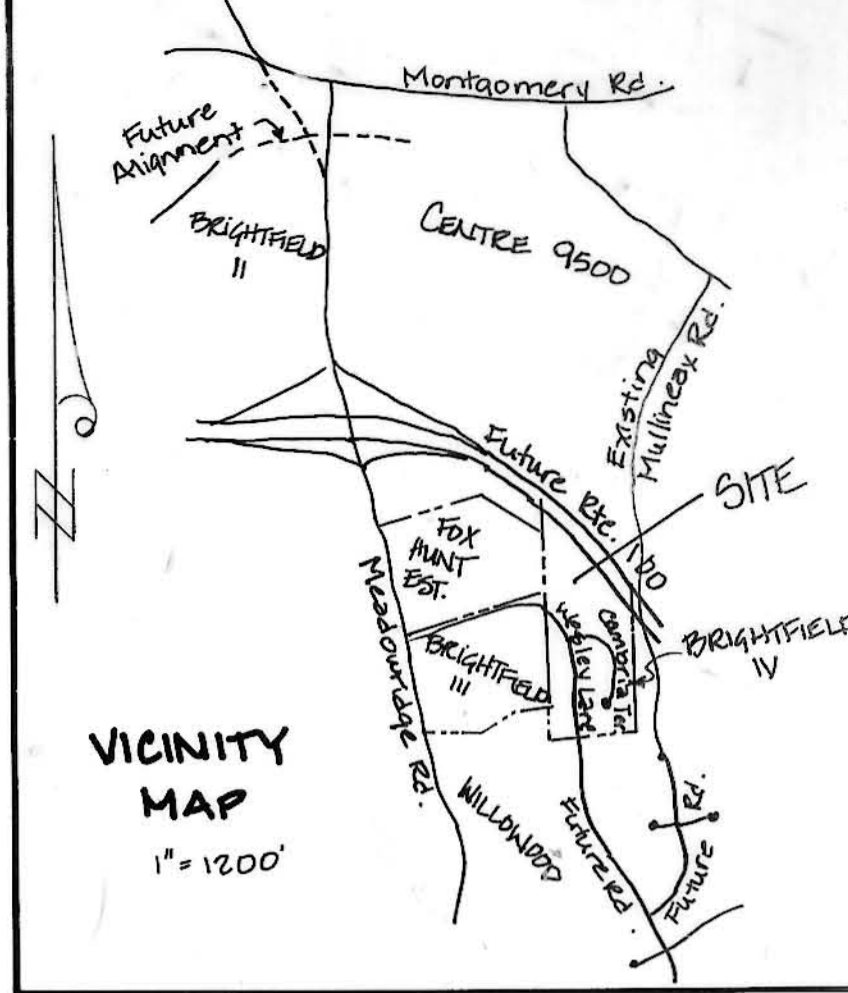
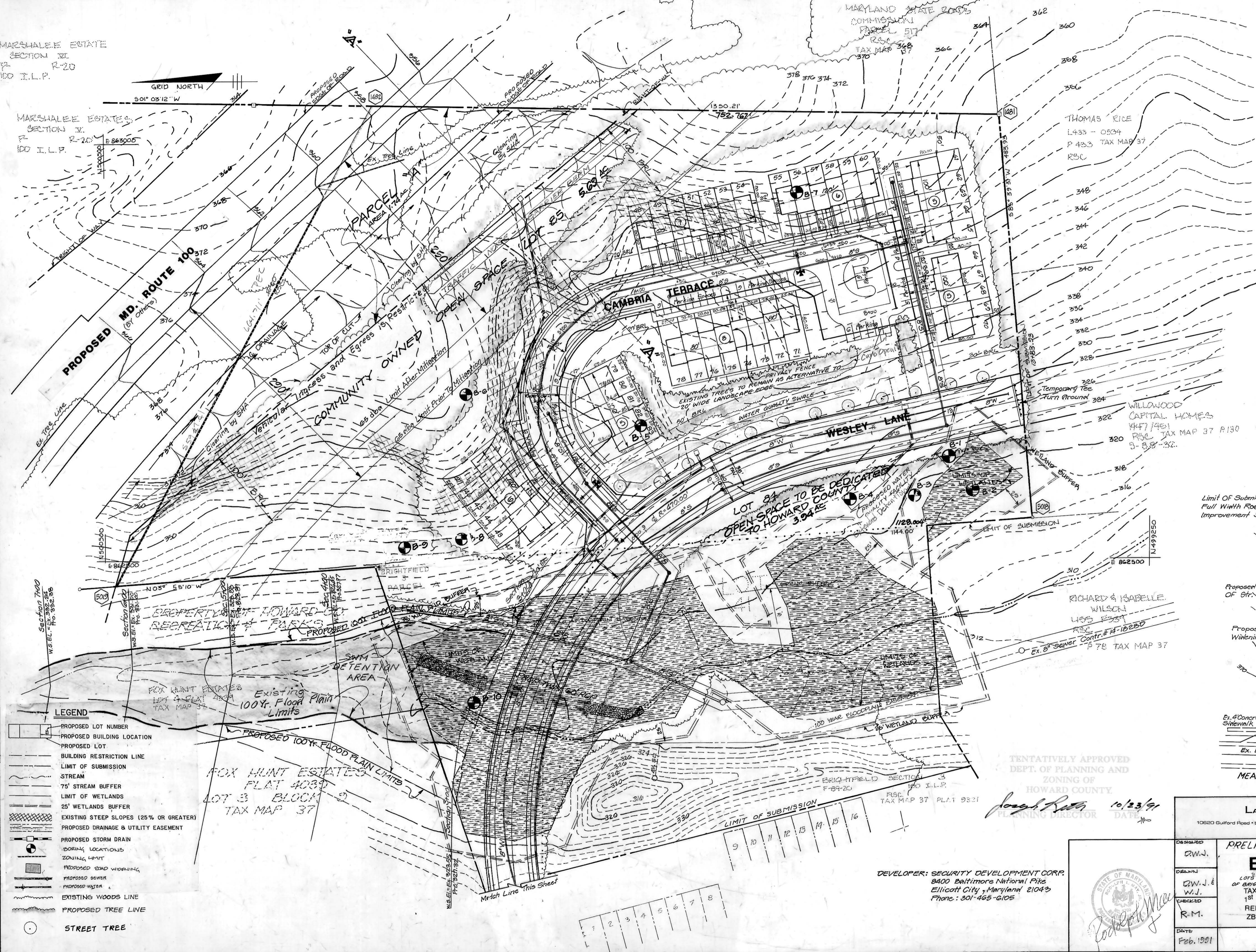


MARSHALEE ESTATE
SECTION XI
P. R-20
100 I.L.P.

MARSHALEE ESTATES
SECTION XI
P. R-20
100 I.L.P.

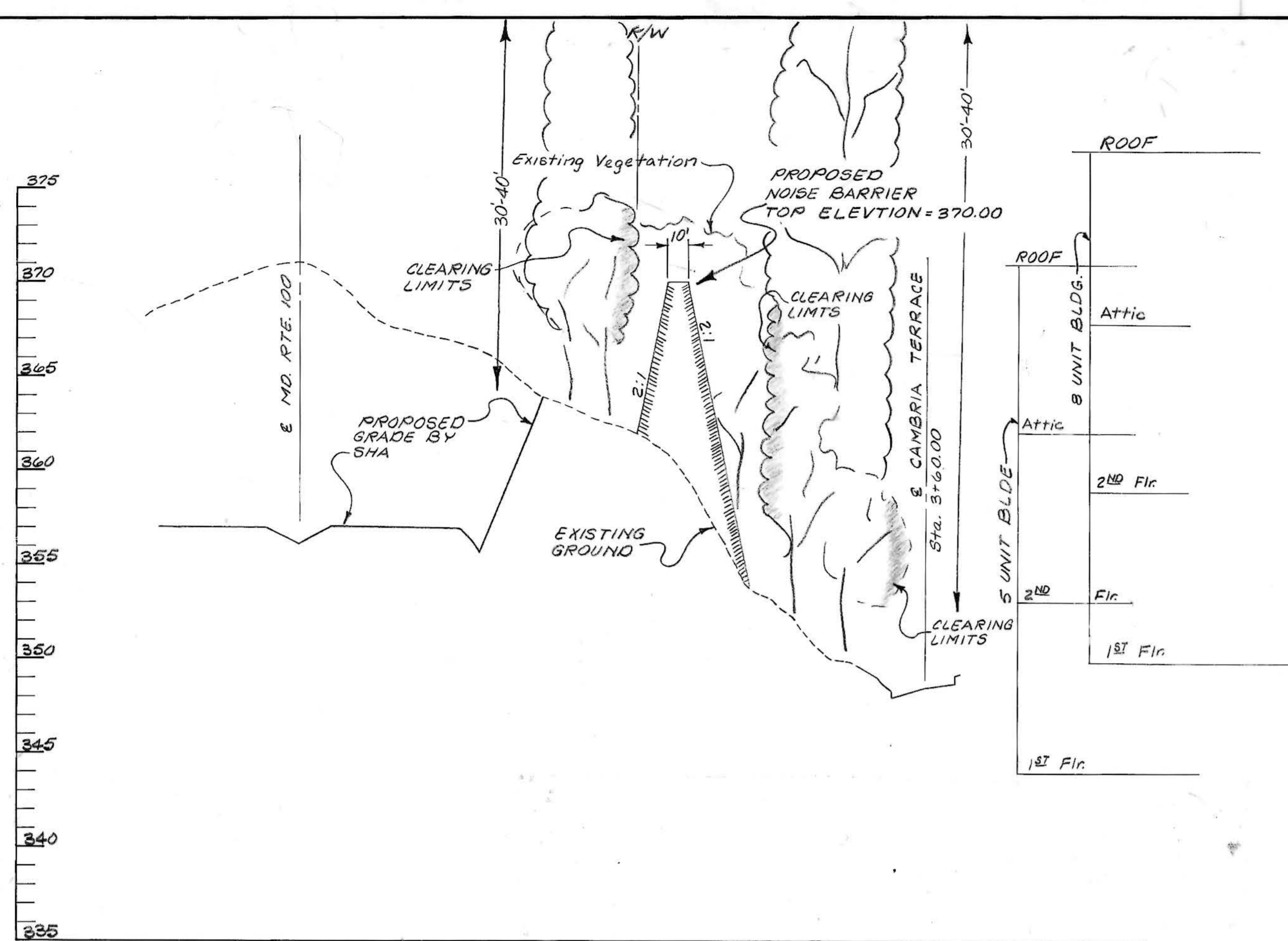
- LEGEND**
- PROPOSED LOT NUMBER
 - PROPOSED BUILDING LOCATION
 - PROPOSED LOT
 - BUILDING RESTRICTION LINE
 - LIMIT OF SUBMISSION
 - STREAM
 - 75' STREAM BUFFER
 - LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - EXISTING STEEP SLOPES (25% OR GREATER)
 - PROPOSED DRAINAGE & UTILITY EASEMENT
 - PROPOSED STORM DRAIN
 - BORING LOCATIONS
 - ZONING LIMIT
 - PROPOSED ROAD WIDENING
 - PROPOSED SEWER
 - PROPOSED WATER
 - EXISTING WOODS LINE
 - PROPOSED TREE LINE
 - STREET TREE



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR 10/23/91

DEVELOPER: SECURITY DEVELOPMENT CORP.
8400 Baltimore National Pike
Ellicott City, Maryland 21043
Phone: 301-465-6105

LAND DESIGN ENGINEERING, INC. 10620 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301)804-6264 • (301) 850-0034		
DESIGNED D.W.J.	PRELIMINARY PLAN BRIGHTFIELD SECTION FOUR LOTS 82, 70, 84, PARCEL 'A', AND RESUBDIVISION OF BRIGHTFIELD SECTION THREE PARCEL 'A' & LOT 41 TAX MAP 37 PARCEL 80 1 ST ELECTION DISTRICT, HO. CO., MD. REFERENCE S-89-22 ZB 877 M	SCALE 1" = 50'
DRAWN D.W.J. & W.J.		DRAWING 1 of 2
CHECKED R.M.		JOB NO. 80-109
DATE Feb. 1991		OWNER 100 I.L.P. 10620 Guilford Rd., Suite 200 JESSUP, MD. 20794 301-241-0204



TRAFFIC NOISE BARRIER SECTION A-A
SCALE: HOR. 1"=50'
VERT. 1"=5'

GENERAL NOTES

- Topography was field run by Land Design Engineering (5/89).
- This site is located on Tax Map 37, Parcel 80.
- Public water and public sewer to be utilized.
- See Soils Map No. 25
- Installation of traffic control devices shall be in accordance with the latest edition of the manual of Uniform Control Devices.
- Sediment and Erosion Control Measures to be provided with the submission of the road construction and site development plans.
- All utilities shown as existing were compiled from available plans and records.
- Minimum setbacks and distances between buildings shall comply with Sections 10B-D2, and of the Howard County Zoning Regulations.
- Street lights shall be provided in accordance with Section 16.130 of the subdivision regulations.
- Street trees to be provided in accordance with Section 16.131 of the subdivision regulations.
- 65dBA line shows as existing, consultant proposing noise *beta* as required mitigation.
- Parcel "A" to be non buildable, credited towards density, not credited towards open space.
- Deed reference: L 586 F 433
- Previous file numbers: S-89-22.
- The developer; Security Development, will provide 2.0 Ac. of mitigation on the Center 9500 site and the type of mitigation will be enhancement and/or create new wetland area utilizing same tree specimens as found on impact area.
- The required overlapping common walls for structures exceeding 120 feet in length will comply with Sections 103.A.20 and 108.D.1.e(2) of the Zoning Regulations.
- Planning Board Case 255 Approved The Sketch Plan For this Site with the following conditions:

- That the project be coordinated and phased with the public road construction on the adjacent properties, Brightfield Section 3 and Willowood, Phases 2-G.
- That the petitioner provide fencing and/or landscape buffering as deemed appropriate at the Site Plan stage between Wesley Lane and the Units on Lots 26-37 that back directly onto Wesley Lane that are shown 8 to 10 feet above the road elevation.

Z.B. 877 R FM ORDER

Based upon the above Findings of Fact and Conclusions of Law, it is this 3rd day of MAY, 1990 by the Howard County Zoning Board ORDERED that the petition to amend the Zoning Regulations and Zoning Map of 100 Investment Limited Partnership; as shown on the amended site plan submitted with the petition (Exhibit 12) be and the same hereby is GRANTED; subject to the conditions and requirements imposed by the Zoning Board pursuant to 100.G.2.e.(2) as follows:

- All uses shall be confined to those uses shown on the site plan incorporated into this Decision and Order, and no variations or modifications shall be granted to that site plan unless approved by the Howard County Zoning Board;
- That a public golf course be constructed on the site as shown on the amended site plan submitted with the petition and incorporated as part of this Decision. The approval of this entire amended site plan is based upon the construction of a public golf course by Howard County, that golf course being central to and an integral part of the entire development project. If a golf course is not built by Howard County, then the amended site plan shall be null and void, and the Petitioner shall resubmit its petition showing the proposed use of the entire property for approval by the Zoning Board for Howard County.

NOTE: BRIGHTFIELD SECTION III (Parcel 77) and BRIGHTFIELD SECTION IV were both included in the Zoning Case 877 R FM but were later withdrawn from the tract of land later approved and sketch plan filed as Center 9500.

This zoning case is referenced as a matter of record and has no bearing on the zoning of the property or the approval of this preliminary plan.

GENERAL NOTES SITE ANALYSIS

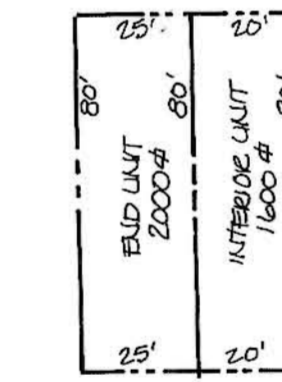
- Zone: RSC
- Total Gross Area = .463 Ac. Includes 5.08 Ac Brightfield 3
- Steep slopes and floodplain = .7636 Ac. Includes 2.02 Ac Brightfield 3
- Proposed Areas:

- Lots 42 thru 83 = 1.678 Ac.
- Public Roads = 3.25 Ac. Includes 1.2 Ac Brightfield 3
- Community Owned open space Lot 23 = 5.60 Ac. Includes 0.92 Ac Brightfield 3
- Lot 24 = 3.24 Ac. Includes 3.39 Ac Brightfield 3
- Parcel A = 1.748 Ac. To be used for R.C. 100 R FM
- Parcel 80 Gross Area = 30.0583 Ac, Net Area = 30.0583 Ac - 11.2755 Ac (Brightfield 4) = 18.7828 Ac
- Total Buildable Lots = 42
- Total Open Space Lots = 2

DENSITY TABULATION

Section	GROSS AREA	STEEP SLOPE AREA	FLOOD PLAIN	NET AREA	NUMBER OF UNITS ALLOWED	FLOOD PLAIN ADJUSTMENT	TOTAL NO. OF UNITS ALLOWED	TOTAL NO. OF UNITS PROPOSED	OPEN SPACE REQUIRED	DRY REG. OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	DRY REG. OPEN SPACE PROVIDED	DENSITY PER ACRE
3	10.72 Ac	0.15 Ac	2.02 Ac	8.55 Ac	34	0	38	38	2.14 Ac	1.07 Ac	5.78 Ac	1.55 Ac	3.54
4	11.2735 Ac	.7656 Ac	0	10.51 Ac	42	0	42	42	2.24 Ac	1.12 Ac	5.74 Ac	3.9 Ac	4.0
TOTAL	21.92	0.92	2.02	19.0	76	0	80	80	4.38	2.19	11.52	5.45	

- * No property located within 100Yr. Flood Plain
- B. Off street parking required (2 p.s./Unit) 42 x 2 = 84 Spaces.
Off street parking proposed: Standard Units 20 x 2 = 60 parking spaces.
Garage Units 13 x 2 = 26 parking spaces
Total parking spaces provided: 86



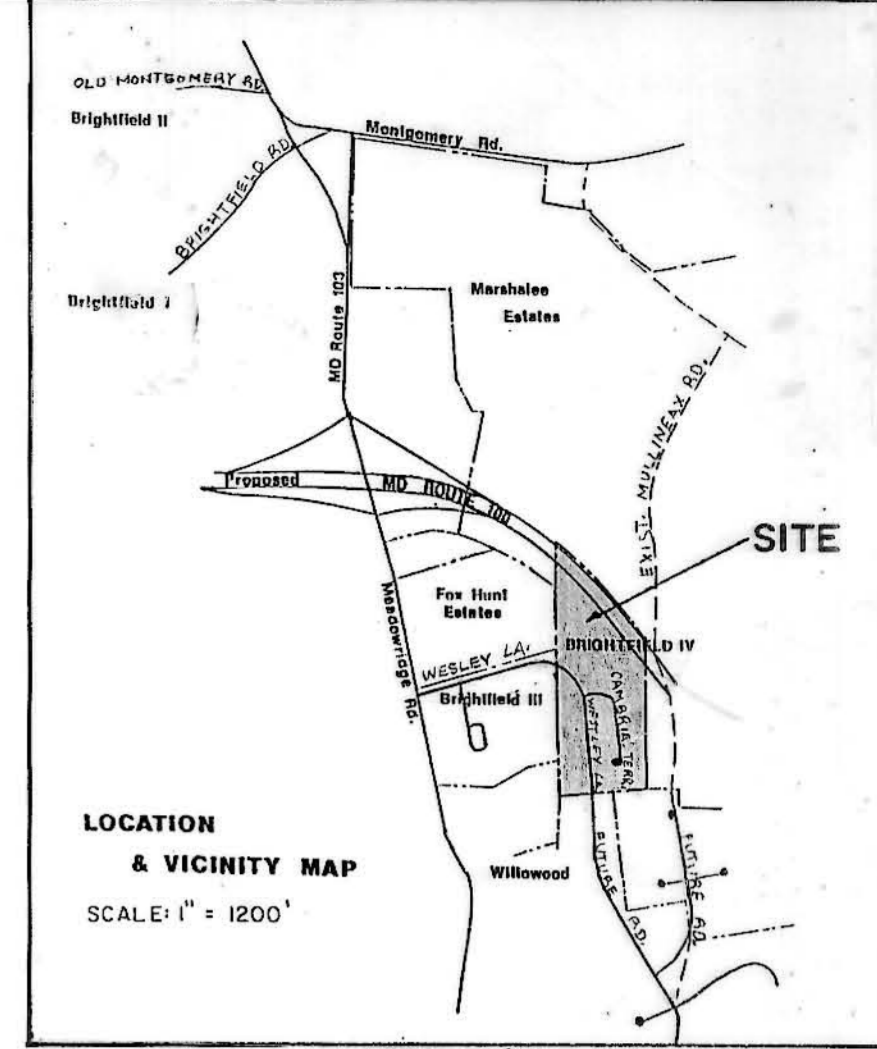
TYPICAL LOT SIZE
1"=50'

P.B. 255 CONCLUSIONS OF LAW

The proposed Sketch Plan satisfies all the standards for approval of a Sketch Plan provided in 108.E.3. (formerly 108.E.5.) of the Howard County Zoning Regulations.

For the foregoing reasons, the petition of 100 Investment Limited Partnership for approval of a Sketch Plan for 41 single-family attached dwelling units on 10.564 acres R-BC in this E.D. of November, 1989, GRANTED by the Planning Board of Howard County subject to the following conditions:

- That the project be coordinated and phased with the public road construction on the adjacent properties, Brightfield, Section 3 and Willowood, Phases 2-6.
- That the petitioner provide fencing and/or landscape buffering as deemed appropriate at the site plan stage between Wesley Lane and the units on Lots 26-37 that back directly onto Wesley Lane that are shown 8 to 10 feet above the road elevation.



CURVE DATA

ROAD NAMES-STATIONS	RADIUS	TANGENT	LENGTH
WESLEY LANE 0+00 - 10+26.72	470.00	523.29	788.66
CAMBRIA TERRACE 0+79.56 - 3+21.24	125.74	180.00	241.68

COORDINATE TABLE

NO.	NORTH	EAST
1481	499427.30	863029.98
1482	500179.9374	863043.8187
5018	499390.66	862547.43
5019	500516.0257	862470.3323

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY.

Developer: Security Development Corp.
8400 Baltimore National Pike
P.O. Box 417
Ellicott City, Md. 21043

10/23/91
PLANNING DIRECTOR DATE

LAND DESIGN ENGINEERING, INC.
10620 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301) 804-6264 • (301) 880-0034

DESIGNED L.S.	PRELIMINARY PLAN BRIGHTFIELD SECTION FOUR LOTS 42 THRU 83, PARCEL "A", AND RESUBDIVISION OF BRIGHTFIELD SECTION THREE PARCEL "A" LOT 41 TAX MAP 37 PARCEL #80 1ST ELECTION DIST., HO. CO., MD REFERENCE: S-89-22 ZB 877 FM	SCALE 1"=50'
DRAWN W.J.		DRAWING 202
CHECKED R.M.		JOB NO. 89-109
DATE 5/90		FILE NO.
Owner: Security Development Corp.		100 I.L.P. 18620 Guilford Rd., Suite 200 Jessup, Md. 20794 (301) 804-6264